

# **SALT SPRING ISLAND INDUSTRIAL TASK FORCE**

## **FINAL REPORT**

**November 5, 2009**

### **Background**

During the 2006-2009 review of the Official Community Plan, the Economic Sustainability, Jobs and Tourism Focus Group recommended that the Islands Trust consider additional industrial zoning on the island as this was a topic of concern at public meetings. Consequently, language related to reviewing existing industrially zoned land and facilities was placed in Volume One of the OCP which was adopted in October, 2008.

### **Terms of Reference**

The island trustees then drafted Terms of Reference for an Industrial Task Force (the "ITF") to investigate this matter. Trustees interviewed applicants and selected a diverse, nine-member task force. The Terms of Reference asked the group to address the following matters for consideration:

1. Review and inventory all existing industrially-zoned land and facilities on Salt Spring Island;
2. Quantify, to the extent possible, industrial zoned land requirements over the next 5 to 10 years;
3. The form and type of industrial use that may require industrial zoned land; and
4. Potential options to address the preferred location of industrial zoned land.

### **Group membership:**

Tanja Akerman; Derek Barrio, chair; Ken Byron; John Cade; Marv Coulthard; Don Dashwood; Darryl Janyk (first two months); Rick Laing; Patricia Reichert.

### **Methodology**

The ITF met from February through June, 2009 to consider these matters. The chair was provided with a copy of Land Use By-law 355 and all committee members were issued with an abbreviated version of the 2008 OCP Volume 1 containing details that apply to industrial land. They began by investigating and analyzing current industrially zoned properties on the island and how they were being utilized. The ITF then created two questionnaires to gather more information – one for home-based business owners with industrial type operations and another for current owners of industrial lands.

A total of 120 questionnaires were mailed out; 75 to light industrial home-based businesses and 45 to registered owners of properties with industrial zoning. Using this format it was inevitable that some duplication would occur and that some recipients would receive two questionnaires.

A community meeting was held on June 8, 2009 to gather opinions and ideas from the public with an open discussion and questionnaire. See Appendix 4 for a report on the Public meeting and results from the questionnaires.

The ITF asked the Islands Trust to prepare a series of large maps of Salt Spring Island showing the following data:

- Lot lines and zoning designations, highlighting Commercial C6 and Industrial zones;
- Riparian areas (streams, lakes, ocean shorelines) and sensitive ecosystems;
- Areas within 1 kilometre of major roads;
- Areas within 1, 2, 3, 4 and 5 kilometre radii of Ganges and Fulford villages;
- Location of 3-phase power;
- Main BC Hydro corridors;
- Slopes of less than and more than 15 percent;
- Public Transportation routes; and
- Soils capability map, both ALR and non-ALR land.

## **Findings**

Presently there are 99.24 acres of land zoned for industrial use on Salt Spring Island. This includes Industrial 1, 2, 3 and 4 and Commercial 6 zones and their variations. In addition, there are 265.76 acres being used for industrial activities that are not zoned industrial. Currently, the uses at these additional sites are gravel pits, a recycling depot and a liquid sewer disposal facility. The total area of land utilized for industrial use on Salt Spring Island is 365 acres.

Based on building site coverage, only 167,241 sq.ft. or approximately 7.25% of the industrially zoned land is actually in use compared with the over 2,304,791 sq.ft. permitted by Land Use By-Law No. 355. Some reasons for poor utilization of the land are: unsuitability due to topography; natural drainage; unknown water supply; location to the main thoroughfares on Salt Spring Island; and distances from village centres. The degree of site coverage is dependant upon the land owner. (See Appendix 2)

It is apparent that property presently zoned for industrial uses is not generally for sale at this time, however, owners may be willing to consider leasing or establishing a strata-title development on their property.

With the exception of a recently denied application, in the past ten years the Islands Trust has not received any formal applications to rezone property to an industrial category.

The Islands Trust does not appear to have a process in place for recording informal inquiries which could become valuable sources of reference.

The permitted uses of lands zoned for industrial use appear to be excessively complex and to some degree impractical. For example, boat building is allowed in C6 but not in In1 or In2. Inexplicably, “light industry” is considered commercial C6, and “indoor commercial and vocational schools” are classified C1 and C2. Add ‘art’ to the category and it now requires an industrial zoning classification. (See Appendix 6).

Presently there is only one 4.47 acre property zoned In4 and it seems to be fully utilized by the current occupier. The lack of land designated In4 was mentioned repeatedly at the ITF’s Public Meeting held June 8, 2009.

Presently there is only one 1.08 acre property zoned IN1(a) and that land is not currently used for its zoned purpose.

There seems to be a significant amount of light industrial use land dispersed all over the island in the form of home-based businesses. Although not zoned industrial, they appear to be operating within the framework of the Land Use Bylaw.

The existing regulations covering the size of buildings for home-based businesses may be too restrictive, depending on the nature of the business. For example, cabinet making requires room for machinery and its safe operation, as well as indoor storage of costly materials. Equally restrictive is the limit of allowing only one employee. Using the same example, i.e. cabinet making - certain manufacturing processes require two people for safety and should one be absent, the work would stop.

## **Criteria**

Very early in the process, the task force members discussed various criteria that should be considered when determining preferred locations for new industrial lands. Some of these criteria are the various services and conditions that were thought to be important for the siting of industrial facilities – such as the availability of three-phase power, good road access, and relatively flat land. Other criteria to be considered were locations or environmental conditions that should be avoided – such as sensitive ecosystems and riparian areas.

A list of preferred criteria for industrial lands was determined, as follows:

- Located within a 1 - 5km radius of Ganges and Fulford villages;
- Proximity to arterial roads;
- Three-phase power near site;
- Adequate water supply;
- Sewer connection desirable;
- Terrain slope of 15% or less is preferred;
- Appropriate buffering provided;
- Not impacting watersheds;
- 30 metre setback from riparian areas; and
- Not in a sensitive ecosystem.

## Recommendations

Enter into conversation with present owners of existing commercial and industrial zoned property that is under-utilized to seriously consider strata development leases as a way of making more land available to small businesses. (See Appendix 5, Section B 3.3.2.11)

Simplify zoning classifications into a three-tiered system: light - IN1; medium - IN2; and heavy - IN3 and consider absorbing the Commercial C.6 classification into IN1. (See Appendix 6)

Support the live/work concept for commercial and industrial buildings by promoting the idea of second-storey dwellings or office space where possible, with a view to meeting the sustainability requirements proposed by the Trust and the CRD. (See Appendix 5, Section B 5.1.2.8)

Prepare an information leaflet to be made available to enquirers explaining the rezoning process and the financial commitments of the applicant.

Consider the ITF's preferred criteria of essential requirements when considering any application for rezoning land to industrial or commercial categories.

Consider adding a modest increase in the amount of industrial land in the following three locations:

1. The area around the junction of Rainbow and Atkins Roads. (See Appendix 5, Section B 3.3.2.10)
2. The area around the junctions of Robinson Road/Leisure Lane, Robinson Road/Long Harbour Road and Robinson Road/Upper Ganges Road.
3. The area next to the BC Crown Gravel Pit on Musgrave Road.

Improve the viability of home-based businesses presently on Salt Spring Island by allowing modest increases in building square footage and the number of non-resident, full-time equivalent employees working on the premises.

Consider changes to the definition of "light industry" to include food processing using raw materials.

Consider increasing permitted agri-industrial activities on Salt Spring Island, consistent with the priorities outlined in the OCP Bylaw 434, Section B 6.2 and the Area Farm Plan by:

1. Promoting and encouraging applications by owners of industrially zoned properties for rezoning to IN 1(a).
2. Add retail sales of farm products to the list of permitted activities on land zoned IN 1(a).

3. Consider extending permitted uses on farm land not in the ALR to include “storage, packing, product preparation and processing” of farm products using raw materials that are grown on Salt Spring Island farms. The intent is to remove any existing limitation that at least 50% or more of the raw product has to be produced on the farm on which the “storage, packing, product preparation and processing” are taking place and replace this with 50% or perhaps more having to come from Salt Spring Island farms instead. The rationale is to increase the economies of scale for small size Salt Spring farms that want to do value-added production. Terms of operation such as number of employees and size of buildings would have to be developed to extend that which is currently allowed for home based businesses for the sole purpose of farm production.
4. Consider amending the definition of “farm operation” within Bylaw 355 to more precisely distinguish between a farm operation and backyard production in the definition.
5. Consistent with the food security principles stated in OCP Bylaw 434, give priority to researching and discussing with Agriculture Land Commission the following questions:
  - a) What are the best options and implications of each for achieving the policy objective of allowing Salt Spring farms on ALR land to conduct “storage, packing, product preparation and processing” using 50% or more of the raw materials from more than one Salt Spring Island farm rather than from only the farm on which the activity is being conducted?
  - b) Could this expanded area of raw materials be allowed now upon application under section 25 as “non-farm uses”?
  - c) Is delegation of authority to the Local Trust Committee under Section 26 “Delegation of section 25 powers” an appropriate mechanism for facilitating the application process?
6. Following the discussions and consideration, provide a report to the Salt Spring Island Agriculture Alliance on the findings and feasibility of implementing these recommendations.

## **Summary**

From the very first meeting held on February 2, 2009, the members of the Industrial Task Force were focussed on the job requested of them.

Over 250 person-hours spread over 20 meetings was committed to by the task force to formulate the above findings and recommendations, and that did not include any individual time spent researching and preparing individual members’ reports.

The task force dedicated their intellect, knowledge and experience gained in working and living on Salt Spring Island, and their genuine feelings about what could help to create a balance between our idyllic way of life and the reality of which businesses and services are necessary to make a community function.

In order to move forward it is essential that the Islands Trust engage in a dialogue with the community to cooperate and contribute constructively in the decision-making process and to take action that will serve the community today and in the future.

### **Other Recommendations**

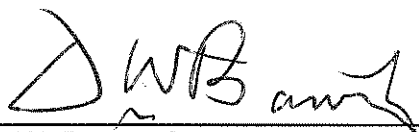
Make public the content of this report as soon as practicable in order to maintain the momentum and intent of the industrial lands review.

Provide an opportunity within one year of date of this document to review the progress made by the entire community - the residents, as well as those with business interests - to solve the industrial land use issues on Salt Spring Island.

### **Appendices**

1. Inventory of land used for industrial purposes
2. Chart of current industrially-zoned land on Salt Spring Island
3. Mailed Questionnaires with tabulated results
4. Minutes of Public Meeting held June 8, 2009 and results of questionnaires from that meeting
5. Excerpts from the Official Community Plan By-Law 434, 2008
6. Excerpts from Land Use Bylaw 355, Pages 63, 64, 65, 66, 78, 79 and 80
7. Amalgamated industrial land suitability study map

Respectfully submitted on behalf of the Salt Spring Island Industrial Task Force



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D. W. Barrio, Chair  
November 5, 2009

# Islands Trust Salt Spring Island Industrial Zoned Property Inventory March 2009

Appendix 1

ITF#	ADDRESS	PID	LOT	PLAN	ZONE	BUSINESS	PROPERTY AREA			SF	%	%	SF	SF	M <sup>2</sup>	3 PHASE	WATER	GRADE	SEWER	ALR	DISTANCE TO RESIDENTIAL NEIGHBOURS
							Acre	Sq Ft	Ha												
														AVAILABLE	AVAILABLE	DISTRICT					
51	133 Burgoyne Bay				A 1c	BC Crown CRD liquid sewer	32.23	1,404,035	13.0435	2,000	0%	33%	463,332			✓		0 to 2%			Park
21	924 North End				A 2	BC Crown Gravel Pit	2.18	94,967	0.8822	0	0%	35%	33,239			✓	✓	0 to 5%	✓		BESIDE
2	259 Atkins				C 6	Knott Place Strata septic	0.11	4,607	0.0428	0	0%	75%	3,455	0	0	✓	✓	0 to 5%	300 m		A1 / Ind
16	125 Knott				C 6	Salt Spring Medical Supply 50% useable	0.47	20,475	0.1902	1,980	10%	75%	15,356	0	0	✓	✓	0 to 5%	300 m		A1 / Ind
17	131 Knott				C 6	Hedgehog Bulldozing	1.20	52,276	0.4856	0	0%	75%	39,207	12,000	1,115	✓	✓	0 to 10%	300 m		A1 / Ind
26	317 Rainbow				C 6	H Hazenboom Construction	0.49	21,313	0.1980	0	0%	75%	15,985	15,985	1,485	✓	✓	0 to 2%	300 m		A1 / Ind
27	319 Rainbow				C 6	Pretzel Motors	0.53	23,088	0.2145	2,230	10%	75%	17,316	2,000	186	✓	✓	0 to 2%	300 m		A1 / Ind
28	321 Rainbow				C 6	Ralph Blake - dwelling	0.49	21,205	0.1970	1,500	7%	75%	15,904	14,404	1,338	✓	✓	0 to 2%	300 m		A1 / Ind
29	325 Rainbow Lot 2				C 6	0803001 BC Ltd - dwelling	0.42	18,084	0.1680	1,200	7%	75%	13,563	12,363	1,149	✓	✓	0 to 2%	300 m		A1 / Ind
30	327 Rainbow Lot 1				C 6	0803001 BC Ltd glass/rental	0.49	21,421	0.1990	5,100	24%	75%	16,066	0	0	✓	✓	0 to 2%	300 m		A1 / Ind
44	315 Upper Ganges				C 6	Mechant Mews	1.51	65,630	0.6097	13,324	20%	75%	49,222	0	0	✓		0 to 5%			A1 / Ind
47	331 Upper Ganges				C 6	Ironic Developments	1.53	66,728	0.6199	6,621	10%	75%	50,046	20,000	1,858	✓		0 to 5%			
50	334 Upper Ganges				C 6	Seachange	1.38	43,560	0.7888	5,100	12%	75%	32,670	10,000	929	50 m		0 to 2%			BESIDE
48	347 Upper Ganges				C 6	SS Mini Storage	1.95	84,908	0.7888	20,810	25%	75%	63,681	1,000	93	50 m					
49	771 Upper Ganges				C 6	Mainroad Properties	1.00	43,560	0.7888	4,036	9%	33%	14,375	0	0	✓	✓	0 to 2%			A1 / Park
32	349 Rainbow				CF 2	BC Crown Gravel Pi (Park)	5.78	251,794	2.3392	0	0%	25%	62,949			✓		0 to 2%			A1 / Ind
38	104 Seaview				CF 2	CRD Sewer - sewer only	1.01	43,983	0.4086	5,000	11%	25%	10,996			✓	✓	0 to 2%			A1 / Ind
52	189 Jones				F 1	Akerman Farms gravel pit	28.00	1,219,764	11.3316	0	0%	33%	402,522			800m		0 to 10% for 50% of property			Forestry
1	156 Alders				In 1	SS Coffee / Island Marine	0.23	10,018	0.0931	3,000	30%	75%	7,514	0	0	38m	✓	FLAT			ACROSS STREET
9	251 Fulford Ganges				In 1	Brian Cunningham	0.54	23,522	0.2185	1,200	5%	75%	17,642	10,000	929	✓	✓	0 to 2%			BESIDE
11	804 Fulford Ganges				In 1	Malaview Development Ltd 100% use by present owner	1.88	81,892	0.7608	8,172	10%	75%	61,419	0	0	✓	✓	0 to 2%			25m
19	151 Lower Ganges				In 1	The Fishery	0.25	11,087	0.1030	1,000	9%	75%	8,315	0	0	✓	✓	0 to 2%	✓		Commercial
22	290 Park	001-274-520	A	30232	In 1	SS Freight / Ganges Auto only 20% more available	1.22	53,147	0.4937	6,700		75%	39,860	7,972	741	✓	✓	0 to 2%	✓		25m
24	166 Rainbow				In 1	Windsor Plywood	3.07	133,729	1.2423	15,000	11%	75%	100,297	15,000	1,394	✓	✓	0 to 2%	✓		Community Facilities
45	320 Upper Ganges				In 1	home design	0.42	18,295	0.1700	2,961	16%	75%	13,721	3,000	279	✓		0 to 5%			A1 / Ind
25	203 Rainbow				In 1a	Richard Murakami	1.08	46,916	0.4358	0	0%	75%	35,187	16,000	1,486	✓	✓	0 to 2%	✓		A1 / CF1
3	181 Beddis	011-948-841	1	47303	In 2	Robin Wood	0.64	27,987	0.2600	1,500	5%	33%	9,236	7,736	719	✓	✓	0 to 8%			BESIDE
12	1429 Fulford Ganges	001-382-993	1	29468	In 2	Mid IslandMarine	5.10	222,171	2.0640	13,601	6%	33%	73,317	59,716	5,548	✓		0 to 5%			ACROSS STREET
13	1449 Fulford Ganges				In 2	Mark Hughes (part of)	1.82	79,100	0.7348	0	0%	33%	26,103	26,103	2,425	✓		0 to 5%			BESIDE
23	191 Rainbow				In 2	Murakami Auto Repair	0.21	9,147	0.0850	3,000	33%	33%	3,019	0	0	✓	✓	0 to 2%	✓		BESIDE
36	111 Robinson				In 2	SS Soapworks	0.51	22,215	0.2064	4,800	22%	33%	7,331	2,531	235	✓		0 to 2%			40 m
35	401 Robinson	000-155-306	PT of DD47530		In 2	Quonset Shop	4.67	203,445	1.8900	1,600	1%	33%	67,137	65,537	6,088	✓		0 to 5%			170 m
46	330 Upper Ganges				In 2	Stella Bruce	0.63	27,442	0.2549	1,000	4%	33%	9,056	8,056	748	50 m		0 to 2%			BESIDE

## Islands Trust Salt Spring Island Industrial Zoned Property Inventory March 2009

ITF#	ADDRESS	PID	LOT	PLAN	ZONE	BUSINESS	PROPERTY AREA			SF BUILDINGS	%	%	SF MAXIMUM	SF USEABLE	M <sup>2</sup> USEABLE	3 PHASE	WATER DISTRICT	GRADE	SEWER	ALR	DISTANCE TO RESIDENTIAL
							Acre	Sq Ft	Ha												
7	115 Desmond				In 2a	Irwin Collision	0.90	39,204	0.3642	6,020	15%	75%	29,403	500	46	✓	✓	>2% on used portion	✓	BESIDE	
39	174 Stewart				In 2a	Don Marcotte	10.58	460,897	4.2817	3,500	1%	33%	152,096	148,596	13,805	✓				BESIDE	
40	190 Stewart				In 2a	Adelard Marcotte	10.37	451,748	4.1967	2,262	1%	33%	149,077	146,815	13,639	✓		0 to 10% for 50% of property		BESIDE	
41	194 Stewart				In 2a	Ron Pultke	1.52	66,216	0.6151	2,500	4%	33%	21,851	0	0	✓		0 to 10%		BESIDE	
42	210 Stewart				In 2a	James Alexander dwelling	1.00	43,563	0.4047		0%	33%	14,376	0	0	✓		0 to 10%		BESIDE	
43	260 Stewart				In 2a	Ian Marcotte dwelling	6.69	291,436	2.7074	2,046	1%	33%	96,174	0	0	✓		0 to 10%		BESIDE	
4	201 Beddis				In 3	Beddis Development Ltd	3.69	160,904	1.4948	4,000	2%	75%	120,678	116,678	10,839	✓	✓	0 to 10%		A1 / Ind	
10	427 Fulford Ganges				In 3	Harold Harkema	1.48	64,688	0.6010	1,200	2%	75%	48,516	40,000		✓	✓	0 to 5% on 33% of property	✓	A1 / Ind	
34	190 Reynolds				In 3	Lisa Lloyds part of	23.35	1,017,319	9.4509	18,278	2%	75%	762,989	0	0	500 m		0 to 5%	✓	100 m	
31	345 Rainbow				In 4	Gulf Coast Materials	4.47	194,713	1.8089	2,000	1%	33%	64,255	62,255	5,784	✓	✓	0 to 2%	300 m	✓	A1 / Ind
8	101 Fulford Ganges				In 4a	Imperial Oil	0.42	18,295	0.1700	0	0%	33%	6,037	3,600	334	✓	✓	0 to 10% on 20% of property		BESIDE	
20	111 Morningside				In 4a	Shell Canada	0.32	13,850	0.1287	0	0%	33%	4,571	4,571	425	✓	✓	flat		Commercial	
37	111 Scott Point				In 4a	Shell Canada	0.61	26,571	0.2468	0	0%	33%	8,768	0	0	✓	✓	0 to 50%		50 m	
33	349 Rainbow				PR 2	BC Crown Recycle Depot	20.82	906,982	8.4259	1,410	0%	25%	226,745			✓	✓	flat		In / Park	
14	1600 Fulford Ganges				R	BC Crown Gravel Pit	8.50	370,286	3.4400	0	0%	33%	122,194			✓		0 to 5%		In / Park	
15	1730 Fulford Ganges				R	John & Ray Fraser Pit	68.50	2,984,066	27.7220	0	0%	33%	984,742			✓		0 to 10%		BESIDE	
18	124 Lee				R	Laurie Hedger Recycle	8.21	357,652	3.3226	2,500	1%	33%	118,025			✓		0 to 10%		BESIDE	
53	180 Musgrave				R	BC Crown Gravel Pit	10	435,630	4.0470	0	0%	33%	143,758			✓		0 to 2%			
5	1257 Beddis				RU 1	Ron Spencer Gravel Pit	69.60	3,031,985	28.1671	4,292	0%	33%	1,000,555				✓	0 to 10% for 1/2 of property		300m	
6	360 Blackburn				RW 1	Salt Spring Garbage Service	11.25	490,084	4.5529	0	0%	33%	161,728					0 to 5%		BESIDE	
<b>TOTALS</b>							365	15,897,599	148	182,443			6,035,573	832,416	77,331						
							ACRES	Sq Ft	Ha	BUILDINGS			SF	SF	M <sup>2</sup>						
													MAXIMUM	USEABLE	USEABLE						
													by BYLAW	AVAILABLE	AVAILABLE						

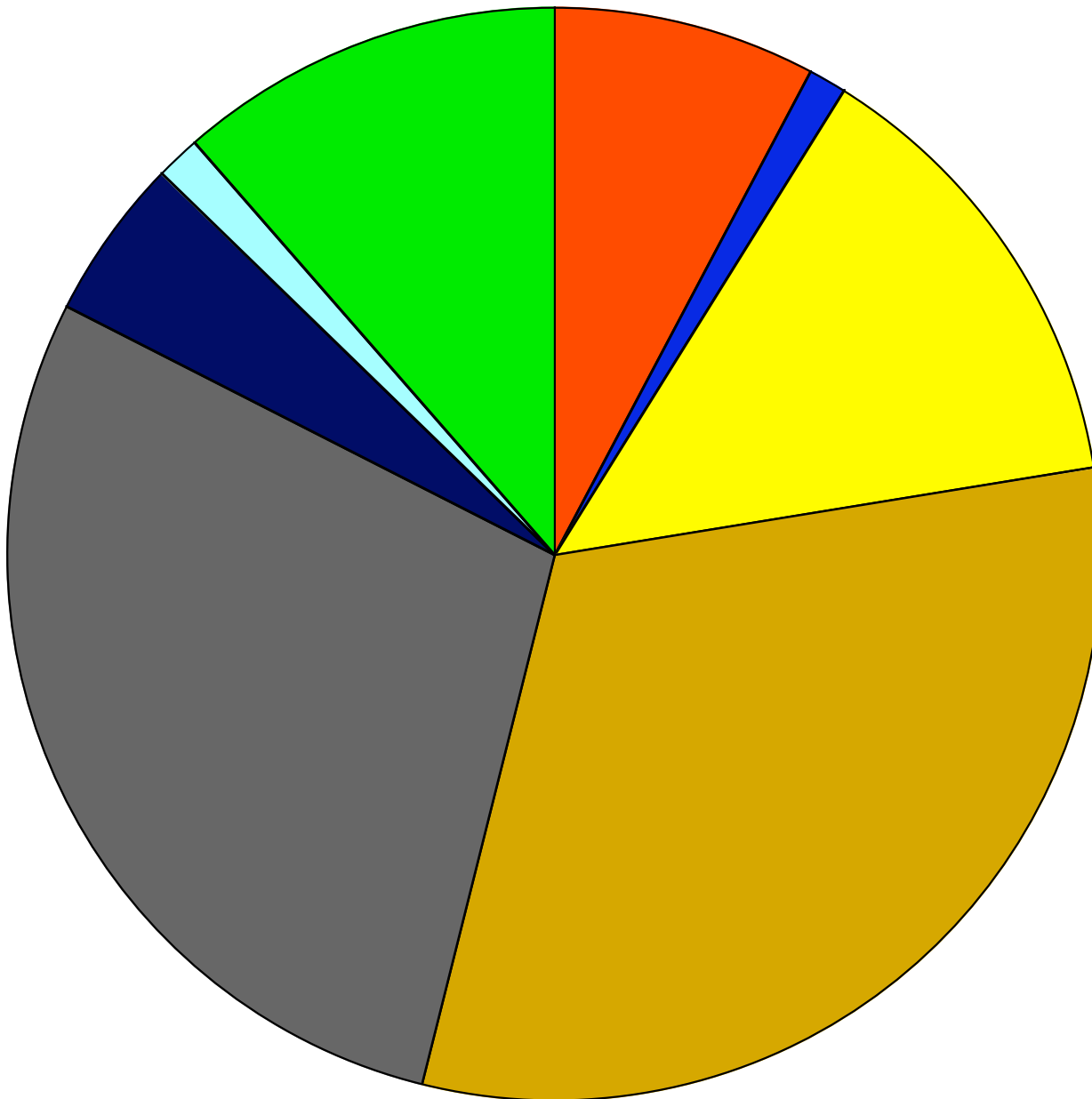
99.2 acres zoned In or C6

19.1 acres available for buildings  
7.7 ha

Home based business I.T Bylaw 355 3.13 allows as accessory to residential use 70 m<sup>2</sup> maximum (753 sq.ft.)

Total Industrial Zoned land - 99.24 acres

Appendix 2



- In 1- 7.61 acres
- In 1A - 1.08 acres
- In 2- -13.58 acres
- In 2 A- 31.06 acres
- In 328.52 acres
- In 44.47 acres
- In 4 A- 1.35 acres
- C 6 - 11.57 acres



May 6, 2009

Appendix 3

## Questionnaire for Operators of Home-based Businesses and Businesses Operated on Land Zoned for Industrial Uses

### Section One: For Operators of Home-based Businesses:

1. Are you aware that the current Land Use Bylaw restricts home-based businesses to no more than one non-resident employee, and limits the business to a maximum of 753 square feet (70 sq. m.)? 7 people Responded Yes = 47% 8 people Responded No = 53%
2. Do you see your home-based business expanding to the point where you will need to have more space for your business to grow?  
5 people responded Yes = 36% 9 people responded No = 64%
3. If yes, how much space do you think you might need?  
750 sq ft\_1 person= 14% 1000sq ft\_2 people=29%  
1500 sq ft or more\_4 people=57%
4. Would your business benefit from a change in regulations that would allow an increase in staff?  
8 people responded Yes = 62% 4 people responded No = 31%  
1 person marked possibly = 7%
5. If the above space and staff regulations changed, do you think this would have an impact on your neighbors? 2 people marked Yes = 14% 12 people marked No = 86%
6. If you were considering expanding your business, would you consider moving it from your existing location to land zoned for light industrial or commercial use?  
3 people marked Yes=23% 10 people marked No= 77%

*Please Skip to Section 3*

### Section Two: For Owners or Lessees of Industrial/Commercial Businesses

7. Do you see your business, which is on land zoned for industrial or commercial uses, growing in the future?  
11 people marked Yes=92% 1 person marked No= 8%  
If the answer is No, skip to Question 11.
8. If yes to question 7, could your current space (or property) accommodate this expansion?  
7 people marked Yes=64% 3 people marked No=27% 1 person marked maybe = 9%
9. If you would like to relocate your business, have you been able to find industrially-zoned land that would be adequate for your use?  
0 people marked Yes= 0% 9 people marked No = 100%
10. If you have been unable to find suitable land for your business, what has the problem been?  
Couldn't find any suitable industrially-zoned land \_4 people marked this spot = 100%  
Found a location that I couldn't afford \_\_0 people marked this spot =0%  
Found a property that would not have met the needs of my business \_\_\_\_0 people marked this spot =0%

11. Would your business benefit from a change in regulations that would allow every individual building on industrially-zoned land to have light industrial and residential occupancy in each building?

6 people marked Yes=55% \_\_\_\_\_

5 people marked No= 45% \_\_\_\_\_

12. Please comment on any particular space or regulatory needs concerning expansion:

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*Please continue to Section Three*

**Section Three: For all Respondents**

13. If zoning for new industrial land were to be created, do you think it should be clustered in just a few locations or more dispersed across the island?

Clustered \_12 people marked= 57% \_\_\_\_\_

Dispersed \_7 people marked=33% \_\_\_\_\_

Other (please elaborate): \_\_\_\_\_2 people wanted mixed=10% \_\_\_\_\_

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14. Do you think we should accommodate more light industry on Salt Spring Island, and if so, of what type? (e.g. agricultural industry, manufacturing, electronic, arts-based, etc.)

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15. In general, do you have any constructive comments regarding industrial land?

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**Thank-you for your cooperation.**

For reference on current land use regulations and for commercial and industrial land policies,

You will find the Salt Spring Island Land Use Bylaw 355 here:

<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaselu0355.pdf>

You will find Volume 1 of the Salt Spring Island Official Community Plan (OCP) here:

<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp434vol1.pdf>

Copies are also available in the Islands Trust office.

**-- PLEASE RETURN BY MAY 20 --**

**INDUSTRIAL TASK FORCE MEETING NOTES**  
**June 8, 2009, 7 - 9:10 pm.**  
**Lions Hall, 103 Bonnet Avenue**

Present

Derek Barrio, Chair

John Cade

Marv Coulthard

Tanya Akerman

Rick Laing

Don Dashwood

Ken Byron

Pat Reinhart

Christine Torgrimson, Local Trustee

George Ehring, Local Trustee

Leah Hartley, Regional Planning Manager

Mark Brodrick, Island Planner

Kate Merry, Recorder

The Industrial Task Force provided background information regarding:

- the Industrial Zone Regulations Bylaw 355;
- the Commercial Zone Regulations Bylaw 355;
- the Terms of Reference for the task force;
- ALR Soil Capacity;
- Criteria list for Industrial Land;
- Responses from the operations of business on land zoned industrial and operations of Home based businesses;
- 4 maps;
- Questionnaire re: land zoned for industrial use; and
- Graphs showing existing use of industrially zoned land.

Members of the public were welcomed to view the information and to talk with members of the Task Force starting at 7:00 PM.

At 7:30 PM Trustee Ehring welcomed everyone and introduced Trustee Torgrimson and members of the Task Force. There were 20 members of the public present. He pointed out that the Task Force is at the important turning point where they come to the community to hear their input.

Trustee Torgrimson facilitated the question and answer session. She stated that everyone would be given the opportunity to speak and then those who wished to speak more than once would be recognized.

- The need for 3 phase power was questioned. It was considered not absolutely necessary.
- It was noted that decisions should not be limited by current infrastructure as power can be brought to suitable property.
- The Task Force noted that the criteria were filters that could be applied to any decision.

- It was questioned if a property is industrially zoned but not used for industrial purposes, how is it taxed? Occasionally not all the property is used for industrial purposes. Property taxes on industrially zoned land are approximately 2.5 times as much as residential.
- There was a question about cluster vs dispersed industrially zoned land. One person noted that dispersed is more likely suitable to a rural setting to keep from losing the charm.
- It was noted that it is very hard not to offend neighbours and a buffer zone is necessary.
- One problem is that industrially zoned lands must be at least 1.5 acres in size. Too few people own too much industrial land.
- It was noted that this is great start with lots of valuable work. One needs a shopping list of criteria. Industry needs to be defined. It makes sense to cluster dirty industry but clean industry can be dispersed.
- Existing industry should be classified.
- Other concerns include traffic management. Ganges needs more pedestrian areas.
- Traffic patterns cannot be determined until industrial locations are known. Simply segregating industry is contrary to Trust mandate.
- A representative of Merchant Mews stated that they are zoned C6 and the property was originally considered for light industry. He noted things that do not work: the properties are too small and too close together; there is inadequate room for trucks; limits to parking; and the architecture is not industrial. There is a surfeit of light industrial units; it would appear that the need for light industrial units is met by the home-based business model.
- The Task Force asked what sort of buffering would work. It was suggested that rather than creating more land, see what exists and how it can be made useable.
- Existing industrial land is underutilized. Industrially zoned property may change hands and the new owner may not want to use the property for industrial purposes.
- The possibility of zoning for different kinds of industrial uses should be determined. Once the parcels of land for industry become the size enabling subdivision, people have expectations.
- Flexible criteria for industrial zoning was urged. If lot ratio and setbacks are reduced, nature will provide buffering.
- The possibility of transfer of zoning was raised. It is the same process as rezoning and there is no advantage to transfer.
- Flexibility in the process was urged. Salt Spring should make it easier to establish a business. There are issues with some of the industrially zoned land and too many rules.
- Land was determined to be industrial in the 1970s predicated upon its use at the time. While 365 acres are zoned industrial only a small portion is really used. Quite a bit of land is available only in theory.
- The trustees were questioned about the policy that requires that no industrial land be lost. This was established because industrially zoned land is considered rare and should not be lost.
- It is impossible to build on some industrially zoned land.
- If land is zoned industrial, it should be industrial. The majority is designated Industrial 2 which is the most restrictive category. Given that everyone is held to standards of cleanliness and environmental protection by Environment Canada, the CRD and the Trust, industry has cleaned up and times have changed. No one wants to ruin land and render it unsellable. There should be only 1 or 2 categories of industrial land.
- Flexibility in use of the land is important. Better definition of categories is required. Negotiation should be possible. The policies should be more open and it should be made to work.

- Neighbours may object to rezoning. It is a very public process and the trustees balance the interests of the community, weighing local concerns against the greater community good. It is a challenging process for the trustees.
- A Task Force member asked if it would be helpful for a list to be created that identified desirable and undesirable industries. To date, the only business prohibited is an asphalt plant.
- Salt Spring has mostly small businesses and it is costly for a small business to buy land, Cost can start at \$200,000 and rise to \$500,000 by the time the process is complete. This is too expensive for a small business. A business cannot always buy land. Strata were suggested as a possibility.
- It was asked where the 365 acres are located. The moderator pointed out that the object this evening is not to identify specific parcels of land.
- A majority (58%) of the questionnaire respondents indicated that they would consider a strata development.
- Is there any pent up demand on Salt Spring? The Chair stated the Task Force is trying to determine if there is a demand.
- It was thought that places to manufacture and to house light industry were required.
- Gravel pits are zoned to produce gravel and are considered mining operations. It might be possible to reclassify when the gravel is exhausted but the pits may be located in relatively inaccessible areas.
- Trustee Ehring noted that staff has researched applications for the last 10 years and there were no requests for industrial rezoning.
- Rezoning land is permanent, and ownership and use of the land may change. It was questioned if Temporary Use Permits could be for more than 2 years and renewable for a further 2 years. This is not possible under provincial legislation.
- The trust's abiding by the Official Community Plan was queried. The implementation of an OCP is not mandatory because funding may not be available. The Official Community Plan does provide a framework.
- The restriction on Temporary Use Permits makes it impossible to establish business because no money can be borrowed based on only two years.
- It was questioned what mechanisms other communities use to ensure that industrially zoned land is used for that purpose. Most communities strive to encourage business and make rezoning easier.
- Food processing is different from ordinary industry--it uses machinery and it produces food.
- What tools are available to determine the impact of rezoning? There are two main tools - environmental impact assessment and social impact assessments. The social one is more complex because it takes into account both actual and perceived impacts. There are also traffic impact assessments.
- Regional Planning Manager Hartley mentioned that the Trust and the Capital Regional District have commissioned a sustainability checklist that will be a part of the building permit process. It is three-pronged taking into account social, environmental and economic impacts. It should be ready shortly.
- The Chair noted that if one is considering opening a business in a residential area, talking to the neighbours is an important first step.
- For the next step, it was thought that each criteria has many layers and more clarity is needed. It is one thing to say that over 300 acres are zoned industrial but if the land is unusable for whatever reason that it should not be counted in the inventory.
- A way to enable food industries to relocate was urged. Perhaps Salt Spring should determine industries that it wants to encourage and fast track the zoning for those

- The Chair reminded those present that the maps show that a great deal of land is on too steep a slope to be industrial.
- Looking for suitable area would probably result in cluster rezoning.

Trustee Ehring thanked the members of the Task Force and remarked that the trustees are hoping to receive their report by the end of June. The report will be available for the community for their comments and suggestions. Perhaps a proactive approach of listing those who are willing to consider strata or lease available, with their permission, to interested prospective businesses would be useful.

Trustee Torgrimson closed the session at 9:10 PM and encouraged those present to respond to the questionnaire and noted that written comments are welcome.

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Kate Merry - Recorder

## Questionnaire Regarding Land Zoned for Industrial Use Responses at June 8, 2009 Community Meeting

**1. If zoning for new industrial land were to be created, do you think it should be clustered in just a few locations or more dispersed across the island?**

Clustered: 7 Dispersed: 8 Other: 1

### Comments:

- Businesses are dispersed already: grow around the existing commercial and industrial areas.
- There should be different industrial areas to accommodate similar industrial needs and services.
- This is too general. "Dirty" industry should be clustered. "Clean" industry can be dispersed.
- If there is to be undesirable industry, it should be clustered. If not, disperse clean, unobtrusive businesses.
- We just need more land available to the working industrial persons of this island.
- Well-planned and well-regulated spot zoning.
- I prefer a more ad hoc approach to industrial zoning. If we cluster industries into a "park," I think we could lose some of the charm of rural living.
- Industrial zoning should not be in residential neighbourhoods.

**2. Do you think we should accommodate more light industry on Salt Spring Island, and if so, of what type? (e.g. agricultural industry, manufacturing, electronic, arts-based, etc.)**

### Comments:

- Let the free enterprise system sort that out. Let light manufacturing be next to a food processor, etc.
- Merchants Mews light industrial C-6 zoning seems to show there is no demand for small industrial spaces.
- Agricultural, small manufacturing, arts-based. etc., okay. Anything aside from heavy polluting industries in the appropriate site.
- No, except for local agriculture, and industry necessary for it.
- Manufacturing, electronics, arts-based.
- We want to attract "clean" industry, light industry and commerce.
- Clean industry is important.
- Almost all types of industry should be encouraged to have a good economy which is not only based on tourism.
- All of the above. Key is how land is developed and cared for in the process of operations.
- We should decide the type of zoning based on need. I suspect all communities need some variety of zones.
- Agricultural, electronic, arts-based.
- If it is related to existing activities, e.g. agricultural or arts-based, food manufacturing—small scale.

- Auto wrecking and repair.
- No new industrial zoning unless existing inappropriate industrial land is rezoned residential.

### 3. In general do you have any comments regarding industrial land?

- We need more private owners to be able to develop their land for industrial use. There is no industrial space for business to move or open new businesses. We need lease or strata types. There are too many businesses not being able find suitable zoned land.
- Some of the grandfathered pieces of industrial land are inappropriate for industry and the owners should have the ability to transfer zoning to more appropriate locations.
- I would like to see more uses on existing industrial land and the ability to subdivide the land into smaller lots.
- Limiting criteria to existing 3-phase power lines is sorely shortsighted as to possible locations. This service is easily acquirable, if the vision and purpose are suitable.
- Do not offend the neighbours (especially residential).
- Process to determine new industrial land must not be rushed. No fast-tracking, please!
- I like the flexible ideas re: strata, temporary use, split zoning.
- What about the use of social impact studies in regards to new industrial developments?
- There needs to be a better process to deal with re-zoning applications.
- There are far too many kinds of industrial zoning. You are lucky if you can fit in the box.
- Industrial land term in general sounds like typical steel and concrete with paved parking lots. Salt Spring can do much better, and show the world a new way to develop "industrial land."
- Please avoid spot zoning and protect sensitive areas.
- Let it happen now.
- It sets a bad precedent and nullifies the whole idea of planning to allow someone to buy residential land for industrial purposes and then re-zone it industrial. It seems clear there is lots of industrial land. It just isn't being used that way.
- On a bar graph, both axis should be labeled.
- All maps should have roads indicated to orient viewers.
- It would be good to see a map of lands that met task force criteria.
- Heavy industrial zoning should be buffered from residences and offices.
- The distinctions between different types of industrial zoning should be described to the audience better, perhaps through pictures.
- Commercial zoning is often used as a buffer to light industrial.
- "Flexibility" isn't meaningful because the more uses allowed, the higher the zoning; i.e it becomes another zone.
- Those parcels currently zoned industrial but not appropriate should be re-zoned not industrial.

**Excerpts from the**  
**SALT SPRING ISLAND**  
**OFFICIAL COMMUNITY PLAN**  
**Volume 1**

***PART B - LAND USE OBJECTIVES AND POLICIES***

**B.3 NON-VILLAGE COMMERCIAL AND INDUSTRIAL LAND USE OBJECTIVES AND POLICIES**

**B.3.3 Industrial and Commercial Services**

- B.3.3.1.1 To provide an adequate amount of land zoned for industrial use that is affordable, appropriately serviced and well located to accommodate local industry.
- B.3.3.1.2 To accommodate additional commercial and light industrial land uses where there is a community need, with a preference for those with a low demand for transportation and energy infrastructure requirements. To carefully consider the addition of other clustered sites for light industrial operations, to keep needed businesses on the island or to attract needed businesses onto the island.
- B.3.3.1.3 To ensure that industries are located in a way that reduces impacts on neighbouring properties and the natural environment.
- B.3.3.1.4 To avoid the location of large scale, heavy industry on Salt Spring Island.
- B.3.3.1.5 To allow for the development of affordable homes in combination with industrial land uses.
- B.3.3.1.6 To ensure that industrial waterfront zones are primarily occupied by industries dependent upon a marine location.
- B.3.3.1.7 To accommodate temporary industrial uses in appropriate locations.

**B.3.3.2 POLICIES**

*Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.*

- B.3.3.2.1 The areas designated for Industrial and Commercial Services are shown on Map 1. Specific industrial uses will also continue to be allowed in the Industrial and Commercial Service zones that currently exist in other Designations.

- B.3.3.2.2 Zones within the Industrial and Commercial Services Designation will continue to allow a variety of light industrial and commercial services.
- B.3.3.2.3 The Local Trust Committee could consider rezoning applications for additional industrial land next to tidal waterfront, if it becomes necessary to meet community needs. If additional industrial land is created in such locations, the Committee should ensure it is used only by industries that are dependent on a marine location.
- B.3.3.2.4 The Local Trust Committee should not make zoning changes that would result in a net loss of developable industrial land on Salt Spring Island.
- B.3.3.2.5 The Local Trust Committee should undertake a review and inventory of existing industrially zoned land and facilities, assess existing and future projected demand for industrial land, and on the basis of this assessment, consider re-designating and rezoning land.
- B.3.3.2.6 The Local Trust Committee should consider rezoning applications that would transfer industrial development potential from inappropriate locations to more suitable ones.
- B.3.3.2.7 Local zoning should not allow new heavy or extractive industries that are not needed by the local community.
- B.3.3.2.8 The Local Trust Committee should consider rezoning applications that would reduce the minimum lot size that can be created in industrial zones to about 0.2 ha. The Committee could consider rezoning applications to reduce the minimum lot size to about 0.1 ha as part of a proposal to provide an eligible community amenity or transfer development potential from a less suitable location.
- B.3.3.2.9 To accommodate those who wish to operate a temporary industry on non-industrial land, the Local Trust Committee could issue Temporary Commercial or Industrial Permits as discussed in Part G.
- B.3.3.2.10 If additional land is required for industrial uses necessary for the community, the Local Trust Committee could consider rezoning applications for properties near the junction of Rainbow and Atkins roads. Removal of up to 2 ha from the Agricultural Land Reserve for this purpose could be supported, consistent with policy B.6.2.2.15. In reviewing such applications, the Committee should consider whether:
- a. the site has limited agricultural potential.
  - b. existing industrial and commercial service lands have been developed to about 80 per cent of their practical development potential.
  - c. the rezoning application applies to land that is next to or across a road from existing industrial land.
  - d. the proposed development would be well buffered from adjacent non-industrial land.
  - e. there are adequate water supplies and a satisfactory means of sewage disposal.
- Background Note: No application to rezone land within the Agricultural Land Reserve will proceed without the support of the Agricultural Land Commission.*
- B.3.3.2.11 The Local Trust Committee should consider applications to strata-title existing buildings in the Industrial and Commercial Services Designation, to provide affordable industrial sites.
- B.3.3.2.12 The Local Trust Committee should consider rezoning applications that would allow some light industrial uses to locate in village sites, in combination with commercial and residential uses. The Committee should only consider such applications if the proposed use would be compatible with the general objectives for villages.

- B.3.3.2.13 The Local Trust Committee should not support proposals for the exploration and extraction of peat, metals, minerals, coal and petroleum resources from Salt Spring Island.

*Background Note: The extraction of minerals is not a use of land that can be regulated or controlled by local zoning, although the processing of minerals is an industrial use and is subject to zoning. The Ministry Energy, Mines and Petroleum Resources has resource management and regulatory responsibility for the province's mineral and energy resources under the Mineral Tenure Act, Petroleum and Natural Gas Act, Coal Act and the Mines Act. The tenuring of aggregate resources on Crown Lands is the responsibility of the Integrated Land Management Bureau under the Land Act. The Ministry of Energy, Mines and Petroleum Resources is responsible for the reclamation, permitting, inspection and safety of sand and gravel extraction operations. The Ministry commonly consults with the Local Trust Committee in considering issuing approvals for mining activities and can take local policies and regulations into account.*

**Others are encouraged to help achieve the objectives of this Section as follows:**

- B.3.3.2.14 The Ministry of Energy, Mines and Petroleum Resources is urged to consider the unique provincial interests expressed in the *Islands Trust Act* in its management and regulatory decisions regarding mineral resources on Salt Spring Island. The Ministry is further urged to ensure that the Local Trust Committee is notified of and consulted on any mineral exploration and development proposals involving surface disturbance on Salt Spring Island and that the Ministry implements recommendations of the Local Trust Committee to regulate and address impacts.
- B.3.3.2.15 The Ministry of Energy, Mines and Petroleum Resources and the Ministry of Community Development are urged to work, in consultation with the Islands Trust and holders of mineral claims in the Islands Trust Area, to resolve the apparent policy conflicts in the provincial interest as expressed in the *Islands Trust Act* and the acts that govern the province's mineral and petroleum resources. It is recommended that such resolution occur before or as part of the provincial Environmental Assessment Process or the Work Systems Approval process and before consideration of approval-in-principle or the issuance of permits and licenses, should any proposals for mineral development on Salt Spring Island be made. It is recommended that policy resolution also involve consultation with the Ministry of Environment and Private Managed Forest Land Council, whose interests would also be affected by mineral development on Salt Spring Island. Should surface disturbance be allowed before policy resolution, the Ministry is strongly urged to recognize and apply permit conditions to preserve important parts of the local environment and protect development from natural hazards.
- B.3.3.2.16 Holders of mineral claims on Salt Spring Island are strongly urged to await the policy resolution recommended in Policy B.3.3.2.15 before making proposals to develop mineral claims on Salt Spring Island.

## **B.5 VILLAGE LAND USE OBJECTIVE AND POLICIES**

### **B.5.1 General Village Land Use Objectives and Policies**

#### **B.5.1.2 POLICIES**

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

## **B.6 RESOURCE LAND USE OBJECTIVES AND POLICIES**

### **B.6.2 Agriculture Land Uses**

#### **B.6.2.2 POLICIES**

- B.6.2.2.7 On the advice of the Agricultural Advisory Committee, the Local Trust Committee should continue to support local farming by:
- a. addressing the need for additional housing on agricultural land.
  - b. permitting appropriate farm uses as defined by the Agricultural Land Reserve Act and Regulations.
  - c. recognizing the traditional uses of the property owned by the Salt Spring Island Farmer's Institute on Rainbow Road.
  - d. allowing for the processing and warehousing of island farm products on the Institute's property.
  - e. supporting zoning that would allow various forms of community farming activities.
  - f. supporting the development of farmers' markets.
  - g. considering changes to the Land Use Bylaw, based on the objectives of the Area Farm Plan and in consultation with the Agricultural Land Commission and the Ministry of Agriculture and Lands, to permit additional dwellings for farm workers.
  - h. considering changes to the Land Use Bylaw to further support agri-tourism.
  - i. supporting all efforts to ensure a viable local livestock industry.
  - j. updating agricultural information, monitoring changes in the agricultural sector and helping to identify unused or available farmland.



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



**9.2.2 Size, Siting and Density of Permitted Uses, Buildings and Structures**

- (1) Subject to Part 4, *uses, buildings and structures* in *Commercial Zones* must comply with the following regulations regarding size, siting and density:

	C1	C2	C3	C4	C5	C6
<b>Lot Coverage and Floor Area</b>						
Maximum combined <i>lot coverage</i> of all <i>buildings and structures</i> (per cent)	75	75	33	33	33	75
Minimum size of a <i>dwelling unit</i> (square metres).	N/A	30	N/A	N/A	N/A	N/A
<b>Number of Units</b>						
Maximum number of <i>multifamily dwelling units</i> per ha	N/A	37	N/A	N/A	N/A	N/A
Maximum number of <i>commercial guest accommodation units</i> per <i>lot</i> , operation or site	N/A	50	N/A	N/A	N/A	N/A
<b>Setbacks and Siting</b>						
Despite Subsection 4.3.1, the following <i>lot line setbacks</i> apply in the specific <i>zone</i> indicated:						
Minimum <i>Front lot line setback</i> (metres)	0.0	4.5	*	*	*	*
Minimum <i>Rear lot line setback</i> abutting non-commercial or non-industrial <i>zone</i> (metres)	6.1	*	*	*	*	6.1
Minimum <i>Rear lot line setback</i> abutting a <i>commercial</i> or industrial <i>zone</i> (metres)	0.0	*	*	*	*	6.1
Minimum <i>Interior side lot line setback</i> abutting non-commercial or non-industrial <i>zone</i> (metres)	6.1	*	*	*	*	6.1
Minimum <i>Interior side lot line setback</i> abutting <i>commercial</i> or industrial <i>zone</i> (metres)	0.0	*	*	*	*	6.1
Minimum <i>Exterior side lot line setback</i> (metres)	0.0	*	*	*	*	6.1
<i>Dwelling units</i> are not permitted in a <i>basement</i> or below any <i>commercial use</i>	N/A	♦	N/A	N/A	N/A	N/A
<p>* Indicates provisions in Section 4.3 apply.</p> <p><i>Information Note:</i> Under the <i>Highways Act</i>, special permission from the Ministry of Transportation and Highways is required to place structures within 4.5 m of a highway right-of-way.</p> <p><i>Information Note:</i> Required setbacks from water bodies are outlined in Sections 4.4 and 4.5.</p> <p><i>Information Note:</i> Vegetation screens are required where commercial or industrial uses take place outside of a building adjacent to non-commercial or non-industrial uses. See Subsection 3.4.2.</p>						



**9.2.3 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 Commercial 1, Commercial 2, Commercial 3, Commercial 4, Commercial 5 and Commercial 6 Zones.

*Information Note: For land in the Agricultural Land Reserve, see Subsection 5.1.2.*

	C1	C2	C3	C4	C5	C6
<b>Minimum Lot Areas, Water Supply, and Sewage Treatment Servicing Requirements.</b>						
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and an adequate supply of <i>potable water</i> (ha)	1	1	1	1	1	.6
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> provided each <i>lot</i> has an individual on-site sewage treatment system and connection to a <i>community water system</i> (ha)	1	.4	1	1	.2	.15
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> provided each <i>lot</i> has connection to a <i>community sewage collection system</i> and a <i>community water system</i> (ha)	.046	.046	.046	.046	.2	.15

**9.2.4 Exceptions in Particular Locations**

- (1) On those lands in *Commercial zones* that are identified on Schedule "A" by a letter in brackets, the following additional regulations apply:

**Zone Variation -- C1(a):**

- (2) The following additional *use* is permitted:
  - (a) Retail gasoline sales occupying a maximum area of 160 square metres.
  - (b) A *liquor store*.

**Zone Variation -- C1(b):**

- (3) The following additional *uses* are permitted:
  - (a) Neighbourhood or *marine pub*.

**Zone Variation -- C1(c):**

- (4) The following *uses* only are permitted:
  - (a) *Marina* and *marina services*.
  - (b) Marine fuelling stations.
  - (c) Marine related retail stores and offices.
  - (d) Boat rentals.
  - (e) Marine equipment rentals, excluding *personal watercraft*.

**Zone Variation -- C1(d)**

- (5) The following additional *uses* are permitted:
  - (a) *Public schools*.

BL397 (09/04)



BL378 (03/03)

**Zone Variation – C1(e)**

- (6) The following *uses* are prohibited:
- (a) Post offices.
  - (b) Financial Institutions.
  - (c) *Liquor Stores*.
  - (d) Libraries.

BL378 (03/03)

**Zone Variation – C1(f)**

- (7) Notwithstanding the permitted *uses* of land, *buildings* and *structures* set out in Subsection 9.2.1, the following *use* only is permitted:
- (a) a *parking lot accessory* to a permitted *commercial use*.

BL397 (09/04)

**Zone Variation – C1(g)**

- (8) The following additional *use* is permitted:
- (a) A *liquor store*.

**Zone Variation -- C6(a):**

- (9) The following *uses* are prohibited:
- (a) *Outdoor* storage, sales, servicing or repairs.
  - (b) Motor vehicle sales and rental.
  - (c) *Funeral homes*.
  - (d) *Uses* that consume water during processing or *manufacturing* of goods and materials.
- (10) The following regulations regarding size, siting and density of *uses* and *structures* apply:
- (a) Permitted *uses* must take place within a permanent enclosed *building* located on the site, with no *outdoor* storage of goods or materials and no *outdoor* operation of industrial machinery other than during delivery times.
  - (b) *Buildings* and *structures* must not cover more than 30 percent of the *lot*.
  - (c) *Parking lots*, loading areas and driveways must not be located between the *principal building* and the west boundary of the *lot*.
  - (d) A fence that provides a continuous visual screen at least 2 m high must be provided and maintained along any *lot line* that abuts a *lot* that is not in a *Commercial* or *Industrial zone*, except where Clause 9.2.4(7)(e) applies.
  - (e) A continuous landscaping strip or natural vegetation at least 9 m wide and at least 3 m high must be provided and maintained along any *lot line* that abuts a *lot* within the Agricultural Land Reserve.

## 9.7 INDUSTRIAL ZONES

The regulations in the tables in this Section apply to land in the Industrial 1 (In1), Industrial 2 (In2), Industrial 3 (In3), and Industrial 4 (In4) 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 Land Reserve Commission. Land uses permitted by the Land Reserve Commission are only permitted if they are also consistent with this Bylaw. Section 3.3 of this Bylaw permits farming use to occur in any zone, if it is in the Agricultural Land Reserve.

*Information Note:* Section 3.4 of this Bylaw outlines the requirements for vegetation screens on lots occupied by outdoor industrial uses.

- (1) In addition to the uses permitted in Subsection 3.1.1 of this Bylaw, the following uses, buildings and structures and no others are permitted in the Industrial zones indicated:

	In1	In2	In3	In4
<b>Principal Uses, Buildings and Structures</b>				
Light industry	♦		♦	♦
Indoor commercial, art and vocational schools	♦		♦	♦
Funeral homes	♦		♦	♦
Indoor sales of building supplies, appliances and furniture, with accessory outdoor sales and storage	♦		♦	♦
Storage, with the exception of outdoor storage of derelict vehicles and equipment, commercially licensed trucks, bulk fuel products, or waste materials	♦	♦	♦	♦
Indoor service and repairs to vehicles, equipment, machinery and boats	♦	♦	♦	♦
Sales and rentals of vehicles, equipment, machinery and boats				♦
Boat building			♦	♦
Indoor wholesale sales	♦		♦	♦
Processing of wood products produced or to be used on Salt Spring Island, including saw mills and planing mills			♦	♦
Processing and sorting of construction aggregates for use on Salt Spring Island, excluding asphalt				♦
Storage of fuel products for use on Salt Spring Island				♦
Processing, sorting and storage of timber produced on Salt Spring Island or to be used on Salt Spring Island				♦
Veterinarian clinics and animal hospitals	♦		♦	♦
Collection of recyclable materials, excluding outdoor sorting and storage	♦	♦	♦	♦
Collection of recyclable materials, including outdoor sorting and storage				♦
Public service uses	♦	♦	♦	♦
Automobile and equipment parking		♦	♦	♦
<b>Accessory Uses</b>				
Retail sales accessory to a permitted principal use	♦	♦	♦	♦
One dwelling unit accessory to industrial use	♦	♦	♦	♦



**9.7.2 Size, Siting and Density of Permitted Uses, Buildings and Structures**

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

	In1	In2	In3	In4
<b>Lot coverage and units per ha</b>				
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> (per cent)	75	33	75	33
Maximum <i>floor area</i> of <i>accessory dwelling units</i> (square metres)	185	185	185	185
<b>Setbacks</b>				
Despite Subsection 4.3.1, the following <i>lot line setbacks</i> apply for the specific <i>zone</i> indicated:				
Minimum <i>Rear lot line setback</i> abutting a <i>lot</i> not in an Industrial <i>zone</i> .(metres)	6	6	6	6
Minimum <i>Rear lot line setback</i> abutting a <i>lot</i> in an Industrial <i>zone</i> (metres)	3	3	3	3
	<b>In1</b>	<b>In2</b>	<b>In3</b>	<b>In4</b>
Minimum <i>Interior side lot line setback</i> abutting a <i>lot</i> not in an Industrial <i>zone</i> .(metres)	6	6	6	6
Minimum <i>Interior side lot line setback</i> abutting a <i>lot</i> in an Industrial <i>zone</i> (metres)	3	3	3	3
Minimum <i>Exterior side lot line setback</i> (metres)	7.5	7.5	7.5	7.5
<b>Height</b>				
Despite Section 3.8, the maximum permitted <i>height</i> of <i>buildings</i> and <i>structures</i> applies in specific <i>zones</i> as indicated:				
Maximum <i>height</i> of <i>buildings</i> and <i>structures</i> (metres)	*	*	11	11

\* indicates the provisions of Section 3.8 apply

**9.7.3 Stormwater Management**

If the area of *impervious surface* on any *lot* in an Industrial *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 or the Strata Property Act for the Industrial 1, Industrial 2, Industrial 3 and Industrial 4 zones.

*Information Note:* For land in the Agricultural Land Reserve, see Subsection 5.1.2

	In1	In2	In3	In4
<b>Lot Areas and Minimum Service Levels</b>				
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and an adequate supply of <i>potable</i> water (ha)	0.6	0.6	0.6	0.6

**9.7.5 Exceptions In Particular Locations**

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

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**Zone Variation – In1(a):**

- (2) Despite all other regulations of this bylaw the only *principal uses* permitted within lands zoned In1(a) are:
- (a) Processing of *farm products*.
  - (b) Packaging and storing of *farm products*.
  - (c) Processing of wood products, including saw mills and planing mills.
  - (d) Processing, sorting and storage of timber products.
  - (e) Veterinarian clinics and animal hospitals.
  - (f) *Composting facility*.
  - (g) *Agriculture* research and education.
  - (h) *Wholesale sales* of products used in a *farm operation*.
  - (i) *Agriculture, farm buildings and structures*.
  - (j) *Accessory retail sales*.

**Zone Variation – In2(a):**

- (3) The following additional *use* is permitted:
- (a) Car wrecking.

**Zone Variation – In4(a):**

- (4) All *uses* must be *marine-dependent*.

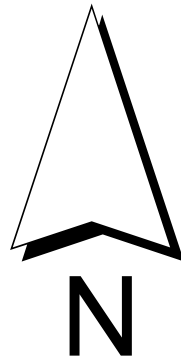
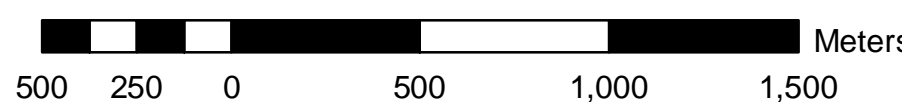


# SALT SPRING ISLAND

## Industrial Task Force

### Industrial Land Suitability Study

1:20,000



- Main Transportation Arteries Buffer (1 km)
- BC Hydro Phase 3 Power
- SEI (2004)**
  - Coastal Bluff
  - Disturbed Deleted
  - Older Forest
  - Riparian
  - Seasonally Flooded Agricultural Field
  - Second Growth Forest
  - Sparsely Vegetated
  - Terrestrial Herbaceous
  - Wetland
  - Woodland
- Village Core Buffers
- Zoning**
  - Industrial Zones
  - Property Boundaries
  - Agricultural Land Reserve
  - TRIM Lake
  - DPA 4
  - Slope > 15 Degrees
  - Slope <= 15 Degrees

May 29th, 2009

