

PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 491

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

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

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2016”.

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999,” is amended as follows:

2.1 Section 1.1 Definitions, Sub-Section 1.1.1 is amended by adding the following new definition:

“**Creative industry**” means music, art and craft studios, picture framing, schools (commercial, art, vocational), and small-scale research facilities.

2.2 Section 9.2.1 - Permitted Uses of Land, Buildings and Structures, Section 9.2.2 Size, Siting and Density of Permitted Uses, Buildings and Structures, and Section 9.2.3 Subdivision and Servicing Requirements are deleted in their entirety and replaced with the following:

9.2.1 Permitted Uses of Land, Buildings and Structures

	C1	C2	C3	C4	C5	C6	C7
Principal Uses, Buildings and Structures							
<i>Indoor retail sales and rentals</i>	◆	◆	◆				◆
<i>Indoor retail services, excluding Laundromats</i>	◆	◆	◆	◆			
Laundromats	◆						
<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>	◆	◆	◆				◆
Offices	◆	◆		◆			◆
Banks and credit unions	◆	◆					
<i>Indoor commercial recreation and amusement facilities</i>	◆	◆			◆		◆

Restaurants	◆	◆	◆				◆
Churches	◆	◆					
Libraries	◆	◆					
Offices for use by <i>building</i> construction professionals and trades	◆	◆				◆	
<i>Automobile service stations</i>			◆				
Automobile rentals with a maximum of five vehicles stored on-site	◆	◆	◆			◆	◆
Veterinarian clinics and animal hospitals	◆	◆					
<i>Indoor commercial and vocational schools</i>	◆	◆					
Daycare centres for children, <i>seniors</i> , or people with special needs	◆	◆					
<i>Funeral homes</i>						◆	
<i>Multifamily dwelling units</i>		◆					◆
<i>Commercial guest accommodation in hotels or guesthouses.</i>		◆					◆
<i>Retail sales of building supplies, appliances and furniture</i>						◆	
<i>Light industry</i>						◆	◆
<i>Wholesale sales</i>						◆	
Storage of goods and vehicles, with the exception of <i>outdoor</i> storage of derelict vehicles or equipment, or waste materials						◆	
Boat building, servicing and repairs						◆	◆
<i>Service, repairs and sales of vehicles and equipment.</i>						◆	
Collection of recyclable materials, excluding <i>outdoor</i> sorting and storage	◆		◆		◆	◆	
<i>Public service uses</i>	◆	◆	◆	◆	◆	◆	◆
Neighbourhood or <i>marine pub</i> , accessory to a <i>marina</i>							◆
<i>Marina and marina services</i>							◆
<i>Marina administration and services, including washrooms, showers and laundry facilities</i>							◆
Marine fuelling stations							◆
Marine related retail stores and offices							◆
Boat rentals and docks							◆
Marine equipment rentals, excluding <i>personal watercraft</i>							◆
Creative Industry							◆
Accessory Uses							
<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) The following uses identified in Section 9.2.1 are not permitted on the ground level in the C7 Zone only: *Offices, Multifamily Dwelling units, Commercial guest accommodation.*
- (2) *Building setbacks from the natural boundary of the sea do not apply to buildings or structures used for boat building, boat repairs, boat rental and marina administration and services.*
- (3) Subject to Articles 1 and 2 above, and Part 4 – General Regulations (Siting), *Commercial Zones* must comply with the following regulations regarding size, siting and density:

	C1	C2	C3	C4	C5	C6	C7
Lot Coverage and Floor Area							
Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> (percent)	75	75	33	33	33	75	33
Minimum size of a <i>dwelling unit</i> (square metres).	N/A	30	N/A	N/A	N/A	N/A	N/A
Number of Units							
Maximum number of <i>multi-family dwelling units</i> per hectare	N/A	37	N/A	N/A	N/A	N/A	37
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	50
Setbacks and Siting							
Despite Subsection 4.3.1, the following <i>lot line</i> setbacks apply in the specific zone indicated:							
Minimum <i>Front lot line setback</i> (metres)	0.0	4.5	*	*	*	*	0.0
Minimum <i>Rear lot line setback</i> abutting non- <i>commercial</i> or non- <i>industrial zone</i> (metres)	6.1	*	*	*	*	6.1	10
Minimum <i>Rear lot line setback</i> abutting a <i>commercial</i> or <i>industrial zone</i> (metres)	0.0	*	*	*	*	6.1	10
Minimum <i>Interior side lot line setback</i> abutting non- <i>commercial</i> or non- <i>industrial zone</i> (metres)	6.1	*	*	*	*	6.1	*
Minimum <i>Interior side lot line setback</i> abutting <i>commercial</i> or <i>industrial zone</i> (metres)	0.0	*	*	*	*	6.1	10
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	N/A

* Indicates provisions in Section 4.3 apply.

Information Note: Under the Highways Act, special permission from the Ministry of Transportation and Infrastructure is required to place structures within 4.5 metres of a highway right-of-way.

Information Note: Required setbacks from water bodies are outlined in Sections 4.4 and 4.5.

Information Note: 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.

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, Commercial 6, and Commercial 7 Zones .

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

	C1	C2	C3	C4	C5	C6	C7
Minimum Lot Areas, Water Supply, and Sewage Treatment Servicing Requirements.							
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 (hectare)	1	1	1	1	1	.6	1
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> (hectare)	1	.4	1	1	.2	.15	1

2.3 Schedule “1” – Zoning Map, is amended by changing the zoning classification of:

- (a) Lot A, Section 1, Ranges 3 and 4 East, North Salt Spring Island, and of District Lot 2066 Cowichan District, Plan VIP83860 and a portion of the Shoreline (PID 027-249-794, 145 Lower Ganges Road) from Residential 6 and Shoreline 6, to Commercial 7.
- (b) Lot 1 Sec.1, Ranges 3 and 4, North Salt Spring Island, Cowichan District, Plan 49983 and a portion of Shoreline from Residential 6 and Shoreline 6, to Commercial 7.
- (c) Lot A, Section 2, Range 4 East, North Salt Spring Island and District Lot 689, Cowichan District, Plan VIP 65932 (PID 023-882-921, 151 Lower Ganges Road) from Industrial 1, to Commercial 7; and water lot lease DL2092 from Shoreline 6 to Shoreline 1.
- (d) Lot 3, Section 2, Range 4 East, North Salt Spring Island, Cowichan District, Plan VIP 59755 (PID 018-951-775) and a portion of the Shoreline from Commercial Accommodation 1(d) and Shoreline 1, to Commercial 7.

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Plan No. 1

