

# PROPOSED

## SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 512

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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. 2, 2018.”

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

2.1 In Section 1.1 [DEFINITIONS], the following is inserted:

**“full-time rental cottage”** means a *dwelling unit* not exceeding 56 square metres in *floor area* on lots with an area less than 2 hectares or 90 square metres on lots with an area 2 hectares or greater, that is occupied only pursuant to a residential tenancy agreement as defined in the *Residential Tenancy Act* and that comprises, with the single family dwelling to which it is accessory, a single real estate entity.

2.2 In Subsection 9.10.4 [Exceptions in Particular Locations], the following is added:

**Zone Variation – R(f)**

Instead of a *seasonal cottage*, a *full-time rental cottage* is permitted subordinate to an existing principal *residential* use, provided that the owner of the lot has registered a restrictive covenant, under Section 219 of the Land Title Act, in favour of the Salt Spring Island Local Trust Committee prohibiting the subdivision of any such cottage from the single-family dwelling to which the cottage would be accessory, and the subdivision of the land on which such cottage would be located from the land on which the single-family dwelling is located.

**Zone Variation – Rural Upland 1(f)**

Instead of a *seasonal cottage*, a *full-time rental cottage* is permitted subordinate to an existing principal *residential* use, provided that the owner of the lot has registered a restrictive covenant, under Section 219 of the Land Title Act, in favour of the Salt Spring Island Local Trust Committee prohibiting the subdivision of any such cottage from the single-family dwelling to which the cottage would be accessory, and the subdivision of the land on which such cottage would be located from the land on which the single-family dwelling is located.

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2.3 In Subsection 9.9.4 [*Exceptions in Particular Locations*], the following is added:

**Zone Variation – Residential 7(a)**

Instead of a *seasonal cottage*, a *full-time rental cottage* is permitted subordinate to an existing principal *residential* use, provided that the owner of the lot has registered a restrictive covenant, under Section 219 of the Land Title Act, in favour of the Salt Spring Island Local Trust Committee prohibiting the subdivision of any such cottage from the single-family dwelling to which the cottage would be accessory, and the subdivision of the land on which such cottage would be located from the land on which the single-family dwelling is located

2.4 In Schedule “A” [*Zoning Map*], the zoning classification of the properties indicated on Plan No. 1 of this bylaw is changed from Rural - R to Rural (f) - R(f), Residential 7 - R7 to Residential 7(a) - R7(a), Rural Upland 1 - RU1 to Rural Upland 1(f) - RU1(f) and Schedule “A” is further amended by making such consequential alterations as are required to effect this change.

2.5 The Land Use Bylaw is further amended by making such consequential numbering alterations as are required to give effect to this bylaw.

READ A FIRST TIME THIS 27TH DAY OF SEPTEMBER 2018

READ A SECOND TIME THIS 30TH DAY OF APRIL 2019

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Chair



\_\_\_\_\_  
Secretary

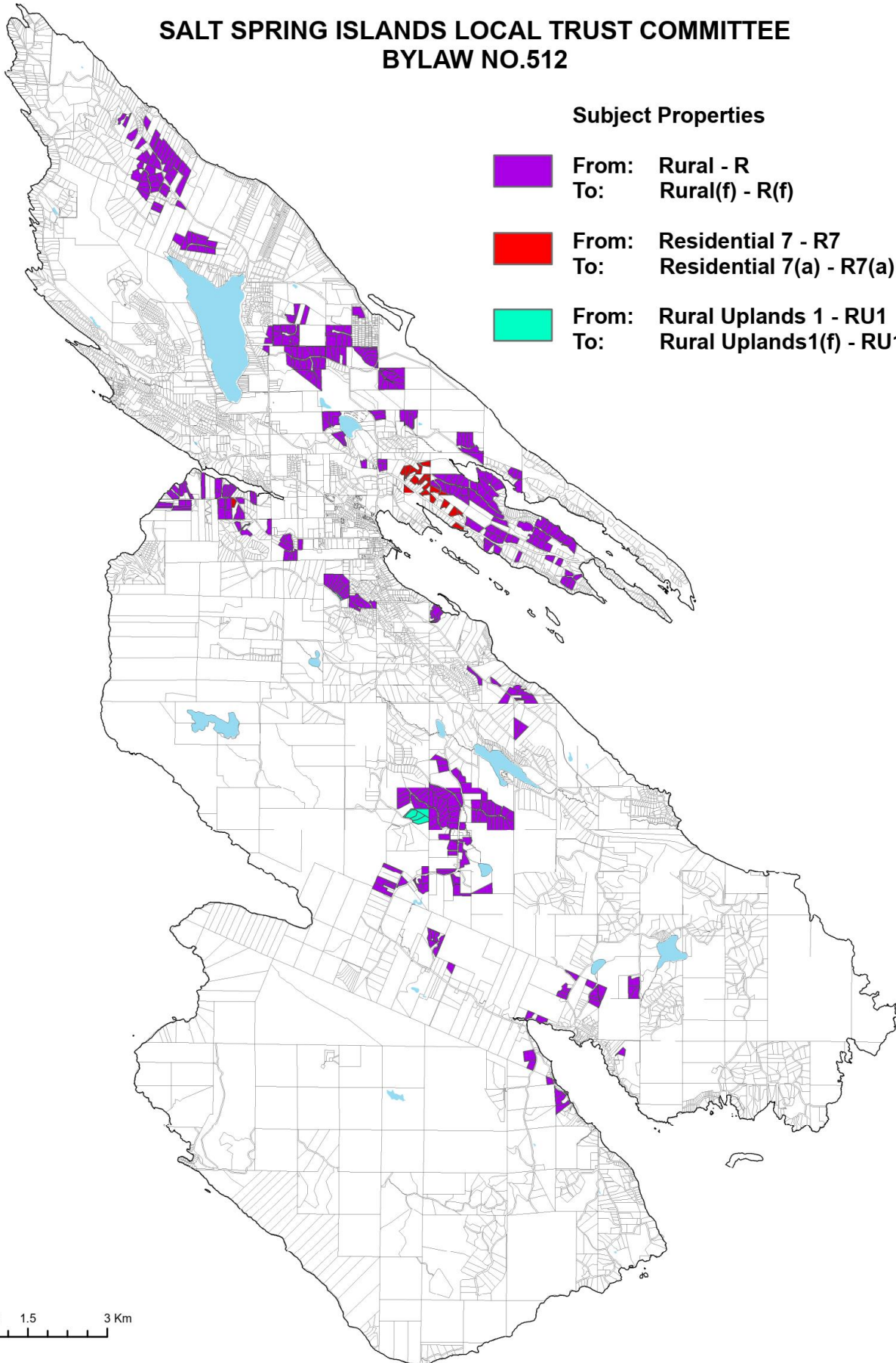
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## SALT SPRING ISLANDS LOCAL TRUST COMMITTEE BYLAW NO.512



### Subject Properties

-  **From: Rural - R**  
**To: Rural(f) - R(f)**
-  **From: Residential 7 - R7**  
**To: Residential 7(a) - R7(a)**
-  **From: Rural Uplands 1 - RU1**  
**To: Rural Uplands1(f) - RU1(f)**



0 0.75 1.5 3 Km