

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 507**

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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. 5, 2017”.

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 **Schedule “A” – Zoning Map** is amended by changing the zoning classification of Lot A, Section 3, Range 3 East, North Salt Spring Island, Cowichan District, Plan 41612 (PID-000-698-865), from Residential 1 (R1), Agriculture 1 (A1) and Residential 6 (R6) to Residential 1(b) (R1(b)) as shown on Plan No. 1 attached to and forming part of this bylaw.

2.2 **Section 9.9 – RESIDENTIAL ZONES**, Subsection 9.9.4 - “Exceptions in Particular Locations” is amended by adding a new R1(b) zone variation as follows:

“Zone Variation – R1(b)”

- (8) Despite all other regulations of this bylaw, the only *principal uses* within lands zoned R1(b) are:
- (a) *Dwelling units, affordable housing*
  - (b) *Duplexes*
  - (c) *Multi-family dwellings*
  - (d) *Office*
  - (e) The maximum floor area for an office use is 186 square metres.
- (9) The following *accessory uses* are not permitted:
- (a) *Retail sales*
  - (b) *Retail services*
- (10) Despite subsection 9.9.2 – Size, Siting and Density of Permitted Uses, Buildings and Structures:
- (a) the maximum number of *dwelling units* is 74, and any dwelling unit in excess of 40 must be an *affordable housing dwelling unit*.
  - (b) the maximum floor area for a dwelling unit that is not serviced with potable water from a *community water system* is 121 square metres.

- (11) Despite Section 1.1 - Definitions – *front lot line* means only the lot lines abutting Corbett Road, Salt Spring Island and *rear lot line* means the most easterly *lot line*.
- (12) Despite Section 3.13 – *Home-Based Businesses*, Subsection 3.13.6 – *bed and breakfast operations, boarding housings, and repair of automobiles* are not permitted.
- (13) Despite Section 7.1 – Requirements for Parking and Loading Spaces - Subsection 7.1.1 - off-street parking spaces must be provided and maintained for automobiles and bicycles according to the following table:

**Minimum Number of Parking Spaces for Automobiles, Disabled Parking and Bicycles**

Land Use	Number of Automobile Parking Spaces Required	Number of Automobile Parking Spaces that must be designed for use by the disabled	Number of Bicycle Parking Spaces Required
Dwelling units <36.5 sq.m.	0 per unit		
Senior dwelling units	0.5 per unit	1 per 10 units	
Dwelling units >36.5 sq. m.	1.25 per unit	5%	
Dwelling units designed to be used by a disabled person		1 per unit	
Office	1 per 25 sq. m. <i>floor area</i>	1 or 5% which ever is greater	
Visitors	9	1 or 5% which ever is greater	1 per 250 sq. m. <i>floor area</i>
<b>Total</b>			1 per 15 units without a garage plus a 6-space rack

- (14) Despite Section 9.9.3 - Subdivision and Servicing Requirements - Minimum water servicing requirements for land located in the R1(b) zone may be met as follows:
  - (a) *potable* water for dwelling units not serviced by a *community water supply system* may be provided by a water supply system approved by Island Health;
  - (b) water for fire protection purposes will be provided by a *Community Water system*, and;
  - (c) water for landscape irrigation purposes shall be provided through a water supply system that is separate from the *potable* water supply system.

2.3 And by making such consequential numbering alterations to effect these changes.

READ A FIRST TIME THIS 5TH DAY OF OCTOBER 2017

READ A SECOND TIME THIS 7TH DAY OF JUNE 2018

PUBLIC HEARING HELD THIS 11TH DAY OF JULY 2018

READ A THIRD TIME THIS 27TH DAY OF SEPTEMBER 2018

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

10TH DAY OF OCTOBER 2018

ADOPTED THIS 27TH DAY OF AUGUST 2019

\_\_\_\_\_  
Chair

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Secretary

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PLAN NO. 1

