

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

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. 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 PART 3 – GENERAL REGULATIONS – (USES, BUILDINGS AND STRUCTURES), the following is inserted:

“3.15 FULL-TIME RENTAL COTTAGES”

3.15.1 No full-time rental cottage may be constructed or occupied on a lot less than 1.2 ha in area.

3.15.2 A full-time rental cottage may not exceed 56 square metres in floor area on a lot less than 2 hectares in area, or 90 square metres in floor area on lots with an area 2 hectares or greater.

3.15.3 A full-time rental cottage is to be physically detached from any other building or structure, and may not be constructed or occupied on any lot occupied by two or more other dwelling units.

3.15.4 A full-time rental cottage, including any stairs, decks or porches or other structures that are attached to the cottage or that function as part of the cottage, is not to be located within 6 m of any other building on a lot.

3.15.5 A full-time rental cottage may not have a basement.

3.15.6 A full-time rental cottage may have an attached garage or carport. All areas of an attached garage or carport meeting the Land Use Bylaw definition of floor area will be considered floor area for the purpose of calculating the total floor area of the full-time rental cottage.

- 3.15.7 A full-time rental cottage may be a mobile home or a manufactured home.
- 3.15.8 On lots where a full-time rental cottage is permitted, no full-time rental cottage with a floor area exceeding 56 square metres may be used as part of a bed-and-breakfast home-based business.
- 3.15.9 No full-time rental cottage with a floor area greater than 56 square metres, or addition to an existing cottage that exceeds 11.6 square metres of floor area, may be constructed unless the cottage is equipped with a rainwater storage, treatment, and delivery system for potable water designed in accordance with Canadian Standards Association rainwater harvesting system standard CSA B805-18.

Information Note: Building permit applications for new cottages or additions to existing cottages submitted to Islands Trust for land use review should include plans for a rainwater harvesting system certified by an ASSE-certified designer, professional engineer or geoscientist to comply with the above-noted standard. Installation of the system will be made a condition of permit applications deemed to be land use compliant.

- 2.3 In Subsection 9.10.4 [*Exceptions in Particular Locations*], the following is added:

Zone Variation – Rural (f)

- (7) Instead of a *seasonal cottage*, the following *accessory use* is permitted:

A seasonal cottage subject to Section 3.14 or a *full-time rental cottage* subject to Section 3.15.

Zone Variation – Rural Upland 1(f)

- (29) Instead of a *seasonal cottage*, the following *accessory use* is permitted:

A seasonal cottage subject to Section 3.14 or a *full-time rental cottage* subject to Section 3.15.

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

Zone Variation – Residential 7(a)

- (23) Instead of a *seasonal cottage*, the following *accessory use* is permitted:

A seasonal cottage subject to Section 3.14 or a *full-time rental cottage* subject to Section 3.15.

- 2.5 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.

2.6 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 26TH DAY OF NOVEMBER 2019

PUBLIC HEARING HELD THIS 28TH DAY OF JANUARY 2020

READ A THIRD TIME THIS 18TH DAY OF FEBRUARY 2020

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS
 10TH DAY OF MARCH 2020

ADOPTED THIS 28TH DAY OF APRIL 2020

Chair

Secretary

**SALT SPRING ISLANDS LOCAL TRUST COMMITTEE
BYLAW NO.512
Schedule A**

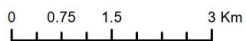
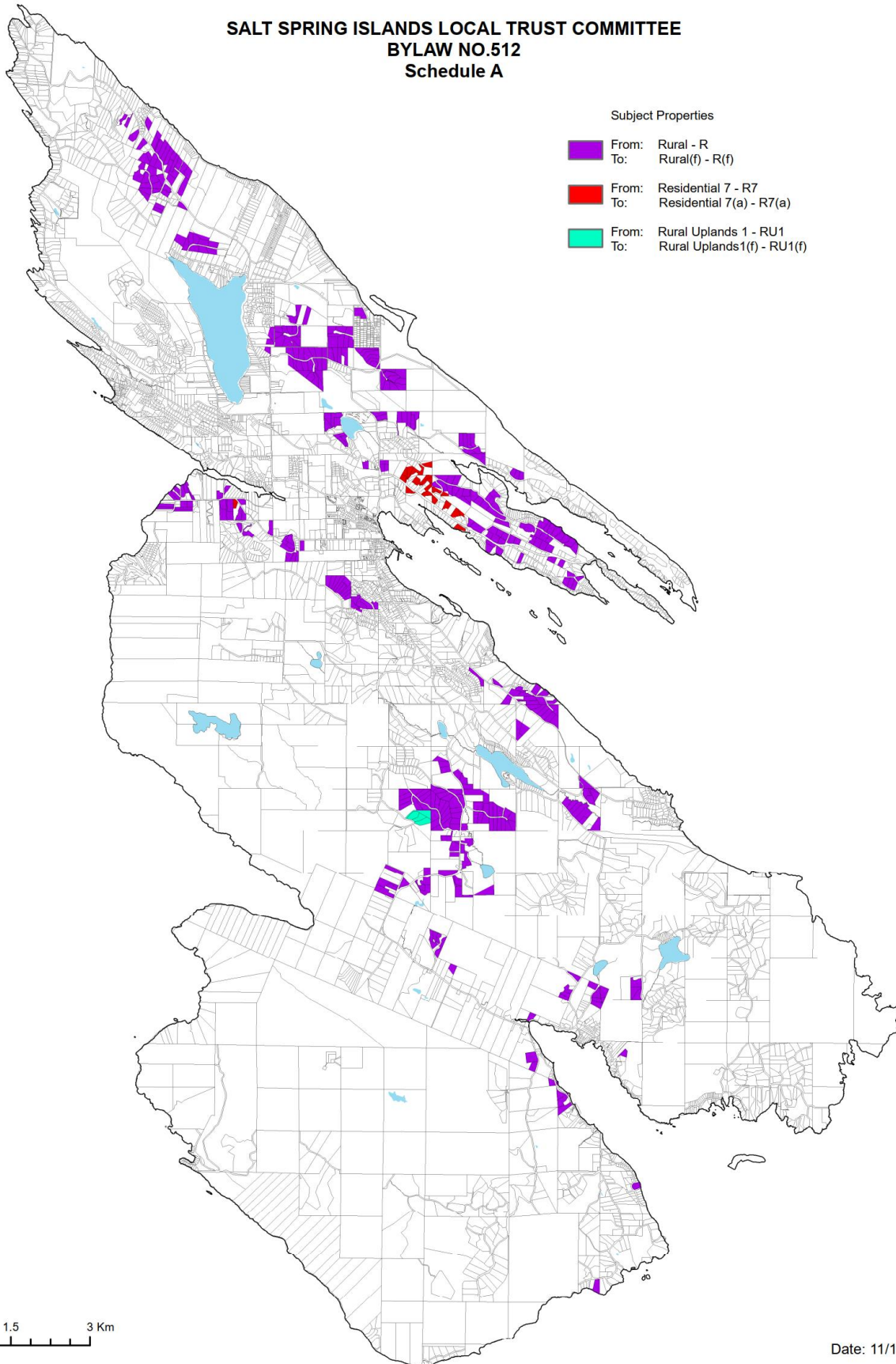


Subject Properties

- 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 Uplands 1(f) - RU1(f)



Date: 11/19/2019