



1-500 Lower Ganges Road Salt Spring Island BC V8K 2N8  
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Email [ssiinfo@islandstrust.bc.ca](mailto:ssiinfo@islandstrust.bc.ca)  
Web [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

## SUMMARY OF REGULATIONS: SOIL REMOVAL AND/OR DEPOSIT ON SALT SPRING ISLAND

Before registering your plans for the soil removal or deposit of more than 40 cubic metres of material, or applying for a permit to remove or deposit over 100 cubic metres of material, you will need to have the following information:

- ✓ Knowledge of any riparian areas on the property, including where the natural boundary of the shore lies as well as any creeks, ponds, or wetlands that may exist.
- ✓ Knowledge of whether the property is within a Development Permit Area (DPA) and whether a development permit is needed for the work proposed.
  - Please refer to Volume 2 of the Salt Spring Official Community Plan Bylaw No. 434 by following the links below or by enquiring at the Salt Spring Office of the Islands Trust.
    - Policies for each DPA can be found at:  
<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp434vol2.pdf>
    - MAP 16: DPA 1 (Island Villages)  
<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp0434map16.pdf>
    - MAP 19: DPA 2 (Non-village Commercial and Industrial)  
<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp0434map19.pdf>
    - MAP 20: DPA 3 (Shoreline)  
<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp0434map19.pdf>
    - MAP 21: DPA 4 (Lakes, Streams, and Wetlands)  
<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp0434map21.pdf>
    - MAP 22: DPA 5 (Community Well Capture Zone)  
<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp0434map22.pdf>
    - MAP 23/24: DPA 6 (High Soil Erosion Hazard and Unstable Slopes – 2 maps)  
<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp0434map23.pdf>  
<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp0434map24.pdf>
    - MAP 25: Heritage Conservation Area 1 – Ganges Village Core  
<http://www.islandstrust.bc.ca/ltc/ss/pdf/ssbylbaseocp0434map25.pdf>
- ✓ Knowledge of the Provincial Environmental Guidelines (Develop with Care) as it applies to Soil Removal and Deposit in the local ecosystem. Please refer to the link below or pick up a soil removal and deposit summary of these guidelines at the Islands Trust office.  
[http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop\\_with\\_care\\_intro.html](http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare2006/develop_with_care_intro.html)
- ✓ Knowledge of any rights-of-way, easements, permits, or covenants that may be registered against the title of the property. You should be familiar with the content of these documents and any restrictions they may impose on how soil can be removed or deposited on the property.
  - Property owners may have this information on file.
  - Information on Development Permits can be accessed through the Islands Trust.
  - A title certificate and copies of covenants, rights-of-way, and easements can be accessed through the Government Agent Office.  
Address: 343 Lower Ganges Road  
Phone: 1.250.537.5414
- ✓ Knowledge of the existence of any archaeological sites on the property. This information can be found by contacting the Archaeology Branch in the Ministry of Tourism, Culture, and the Arts or by following the link below:  
[http://www.tca.gov.bc.ca/archaeology/requesting\\_archaeological\\_site\\_information/index.htm](http://www.tca.gov.bc.ca/archaeology/requesting_archaeological_site_information/index.htm)
- ✓ Knowledge of any other approvals that may be required by other agencies. This would include but is not limited to the Riparian Areas Regulation, Contaminated Sites Regulation, the Agriculture Land Commission Act, or approvals from Ministry of Energy, Mines, and Petroleum Resources etc.