

B.4 COMMUNITY & INSTITUTIONAL LAND USE OBJECTIVES AND POLICIES

B.4.1 General Community and Institutional Land Uses

B.4.1.1 OBJECTIVES

- B.4.1.1.1 To ensure an appropriate supply of land is zoned for community needs such as schools, child care, government functions, emergency services, health care facilities and cultural *buildings*.
- B.4.1.1.2 To minimize the public cost of necessary community facilities. To allow for the efficiencies and cross-benefits that can be achieved through joint use and the clustering of major facilities.

B.4.2 Educational and Child Care Land Uses

B.4.2.1 OBJECTIVES

- B.4.2.1.1 To provide appropriately zoned land in convenient locations for educational facilities.
- B.4.2.1.2 To ensure that day care facilities can continue to be where they are convenient for families.

B.4.2.2 POLICIES

- B.4.2.2.1 The area designated specifically for Educational uses is shown on Map 1. Public schools will also continue to be allowed by zoning in other designations.
- B.4.2.2.2 Zones within the Educational Designation will continue to allow public schools and other related uses. The Local Trust Committee may consider amending zoning to permit adult training and learning facilities.
- B.4.2.2.3 The Local Trust Committee will continue to consult annually with School District #64 about its land use needs.
- B.4.2.2.4 The Local Trust Committee will work cooperatively with School District #64 for school site acquisition charges or acquisition of land for schools at the time of subdivision, should the District pass a resolution requesting that the Local Trust Committee consider eligible school site requirements. The Salt Spring Island Parks and Recreation Commission will also be invited to participate to ensure a coordinated approach to public land dedication.
- B.4.2.2.5 The Local Trust Committee should give special attention to land within and surrounding the Educational Designation as follows:
 - a. Land next to the Educational Designation should not be rezoned for uses that would be incompatible with the safety of school children.
 - b. Rezoning applications for land next to the Educational Designation should show how pedestrian and bicyclist routes to schools will be maintained.
 - c. Rezoning applications for higher density housing within about 0.8 km of the Educational Designation should be designed for families.
- B.4.2.2.6 Child day care facilities will continue to be allowed in a broad variety of zones.
- B.4.2.2.7 Zoning that applies to land next to Ganges Harbour or its water surface should not be changed in a way that would interfere with the safe and convenient accommodation of school taxis from the Outer Gulf Islands.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.4.2.2.8 The Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission are requested to consider the objectives of this Section in their decisions regarding roads next to or within the Educational Designation, and especially is encouraged to consider means to safely accommodate pedestrians and bicyclists on such roads.

B.4.3 Health Services Land Uses

B.4.3.1 OBJECTIVES

- B.4.3.1.1 To ensure that local land use policies support the continued development of Salt Spring Island as a healthy community.
- B.4.3.1.2 To provide appropriately zoned land in convenient locations for the community's health care facilities.
- B.4.3.1.3 To support, through compatible land use zoning, directions contained in Health Plans prepared by the Vancouver Island Health Authority and community health organizations.

B.4.3.2 POLICIES

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

- B.4.3.2.1 The area designated specifically for Health Services is shown on Map 1. Public hospitals and private medical offices will also continue to be allowed by zoning in other Designations.
- B.4.3.2.2 Zones within the Health Services Designation will continue to allow the range of health service facilities and other uses allowed by current zoning.
- B.4.3.2.3 Those wishing to rezone land to create large new health care facilities will be directed to lands in the Health Services Designation or to adjacent lands.
- B.4.3.2.4 The Local Trust Committee should give special attention to land within and surrounding the Health Services Designation as follows:
- a. Land next to the Health Services Designation should not be rezoned for uses that would be incompatible with the safety and quiet of the hospital area.
 - b. Rezoning applications for land next to the Health Services Designation should show how pedestrian routes to health service facilities will be maintained.
 - c. Rezoning applications for higher density housing within about 0.8 km of the Health Services Designation should be designed for seniors or those with special needs.
- B.4.3.2.5 The Local Trust Committee should consider rezoning applications to provide residential care facilities that would be open to the public on Salt Spring Island.
- B.4.3.2.6 Zoning will continue to allow medical and dental offices in residential areas.
- B.4.3.2.7 The Local Trust Committee should consider rezoning applications that would allow for the delivery of health services to youth and seniors in convenient locations, particularly in combination with educational and recreational services.

Others are encouraged to help achieve the objectives of this Section as follows:

- B.4.3.2.8 The Ministry of Transportation and Infrastructure and the Salt Spring Island Transportation Commission are urged to consider signs and street crossing facilities that would enhance pedestrian and bicycling safety near the Health Services Designation.

B.4.4 Emergency Response Facilities and Services

B.4.4.1 OBJECTIVES

- B.4.4.1.1 To ensure that land use bylaws accommodate emergency response facilities in locations where response times are optimal for most of the community.
- B.4.4.1.2 To respect the strategic site selection processes undertaken by emergency response organizations.
- B.4.4.1.3 To reduce the neighbourhood impacts of emergency response stations and training facilities.
- B.4.4.1.4 To encourage shared use of emergency response facilities and land.

B.4.4.2 POLICIES

- B.4.4.2.1 The Local Trust Committee should retain local zoning to allow emergency response facilities in most zones. Standards for vegetation screening around the perimeter of emergency response properties should be retained.
- B.4.4.2.2 The Local Trust Committee should retain the local subdivision regulations that allow the subdivision of appropriately sized parcels for emergency response facilities, despite the minimum parcel sizes allowed for other uses.
- B.4.4.2.3 The Local Trust Committee should change local zoning to allow training facilities for emergency response personnel in appropriate locations.
- B.4.4.2.4 The Local Trust Committee will continue to ask emergency response organizations to comment on emergency access and safety issues when the Committee is considering rezoning applications and applications for development permits or subdivision.
- B.4.4.2.5 The Local Trust Committee will support the development of emergency-only road connections in the following locations:
- between Don Ore and Charlesworth Roads
 - between Wilkie Way and Rainbow Roads
 - between Southridge and Sunnyside Roads
 - Broadwell through to North End Road
 - and other roads where required
- B.4.4.2.6 Should the Salt Spring Island Fire District wish to relocate its Ganges Firehall site, the Local Trust Committee should consider any proposals it might receive that would provide the District with land the District finds acceptable in exchange for higher density elsewhere, if the proposal results in the dedication of the Ganges Firehall site for public use. Land provided in this way is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3.
- B.4.4.2.7 When commenting on applications to create or develop water access points, the Local Trust Committee will ensure that the local fire department is consulted regarding their need for access and the filling of tankers.

B.4.5 Other Community Land Uses

B.4.5.1 OBJECTIVES

- B.4.5.1.1 To ensure that adequate amounts of land are appropriately zoned to accommodate the variety of spiritual and cultural activities important to the community.

B.4.5.2 POLICIES

- B.4.5.2.1 Local zoning will continue to allow churches, cemeteries, libraries, and community halls in many zones. Low impact religious retreats will continue to be allowed by zoning in the Uplands Designation.
- B.4.5.2.2 The Local Trust Committee should consider rezoning applications to locate facilities housing local clubs in locations where they would be compatible with neighbouring properties. In considering such applications, the Committee should ensure that disturbance to neighbouring homes would be minimal.
- B.4.5.2.3 Land and facilities for community cultural purposes is identified as an eligible community amenity for which higher levels of densities may be exchanged as outlined in Appendix 3.
- B.4.5.2.4 The Local Trust Committee could consider rezoning applications for a school of fine arts. The Committee should give preference to proposals that would maximize the use of existing structures and community facilities.
- B.4.5.2.5 The Local Trust Committee should ensure that local zoning supports the use of private and public lands for local community events.