

B.5 VILLAGE LAND USE OBJECTIVES AND POLICIES

B.5.1 General Village Land Use Objectives and Policies

B.5.1.1 OBJECTIVES

- B.5.1.1.1 To continue to provide an adequate supply of appropriately zoned land in compact pedestrian-oriented villages to support the community's larger commercial, institutional and cultural activities in combination with high and *medium density residential use*.
- B.5.1.1.2 To encourage a modest scale of village development compatible with the rural character of Salt Spring Island and with the protection of the community's natural and heritage resources.
- B.5.1.1.3 To encourage the commercial viability of island villages and to retain traditional village functions.
- B.5.1.1.4 To promote mixed uses of village land.
- B.5.1.1.5 To avoid the development of commercial strips along roads leading into island villages.
- B.5.1.1.6 To ensure that village land uses continue to focus on the requirements and convenience of residents and that traditional village functions are not displaced.
- B.5.1.1.7 To consider the designation of one or more additional hamlets or villages, resulting solely from the transfer of existing development potential, and providing that the transfer results in the preservation of large areas of open space or intact resource lands.
- B.5.1.1.8 To support multiple modes of travel in and between villages, particularly bicycling, walking and public transit.
- B.5.1.1.9 To support strategies to reduce demand for automobile use within and between the villages.

B.5.1.2 POLICIES

- B.5.1.2.1 Village Designations are shown on Map 1. There are three areas: the Ganges Village Designation, the Fulford Village Designation and the Channel Ridge Village Designation. General Policies that apply to all Village Designations are outlined in this Section (B.5.1.2). Specific objectives and policies for each village are outlined in following sections of this Plan.
- B.5.1.2.2 Zoning in Village Designations will continue to allow the mix of commercial, institutional, cultural, and multi-family land uses that are currently allowed. Commercial zoning should be simplified with fewer zones and a broader range of uses allowed in each. The maximum residential density allowed on any single property will remain at 37 units per ha. However, where a multifamily development is comprised of *special needs housing* or affordable *seniors' supportive housing*, the density of development may exceed 37 units per ha, provided it does not exceed a *floor space ratio* of 0.6, a site coverage of 33 percent, a maximum of two storeys and a maximum of 50 units in any one development.
- B.5.1.2.3 To protect the economic vitality of island villages, the Local Trust Committee should not consider rezoning applications that would result in large new retail stores, restaurants, office complexes and multi-family developments outside Village Designations. Exceptions are: *home-based businesses* and industries, neighbourhood convenience stores, campgrounds, the commercial uses specifically allowed in other Designations and the potential development of a new village as outlined in Policy B. 2.3.2.2.
- B.5.1.2.4 To retain the traditional function of island villages, the Local Trust Committee should not consider rezoning applications that would result in the following land uses outside the Village Designations: post offices, banks and credit unions, liquor stores, and libraries.

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- B.5.1.2.5 To retain the compact and pedestrian oriented nature and economic viability of island villages, the Local Trust Committee should only consider rezoning applications that would create more commercially-zoned land in Village Designations if the following guidelines are met:
- a. the proposed use is compact and not land intensive.
 - b. existing commercial zones are largely developed to their practical development potential and there is evidence of a community need for additional commercial land.
 - c. the proposed rezoning would tend to concentrate development near existing commercial, *general employment*, institutional or multi-family land uses.
 - d. designs and site plans are consistent with the guidelines in Development Permit Area 1.
 - e. the Local Trust Committee has undertaken a review and inventory of existing commercially zoned land and development, assessed existing and future projected demand, and on the basis of this assessment, may consider re-designating and rezoning land for additional commercial uses.
 - f. the proposed development would be barrier free.
 - g. sidewalks would be provided with any new commercial or *general employment* development.

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- B.5.1.2.6 The Local Trust Committee could consider rezoning applications that would result in some additional *general employment* uses in Village Designations. However, such uses should not be land intensive or result in a level of pollution that would be incompatible with commercial and high density residential development.

- B.5.1.2.7 The Local Trust Committee should consider amending local zoning within Village Designations to be more in keeping with traditional village forms and more appropriate to the small, pedestrian nature of villages.

- B.5.1.2.8 The Local Trust Committee may consider making changes to zoning to allow the creation of live-work spaces.

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- B.5.1.2.9 The Local Trust Committee may consider making changes to zoning to establish maximum floor area limits on commercial and *general employment* uses.

- B.5.1.2.10 When considering rezoning applications, the Local Trust Committee should ensure that zoning boundaries between residential and non-residential uses are primarily created along rear parcel lines, as opposed to public roads. Non-residential uses should be well screened from residential uses.

- B.5.1.2.11 The Local Trust Committee should retain local zoning in Village Designations that does not permit drive-in commercial uses.

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- B.5.1.2.9 The Local Trust Committee may consider making changes to zoning to establish maximum floor area limits on commercial and *general employment* uses.

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- B.5.1.2.12 The form and character of commercial, *general employment* and multi-family development in Village Designations will be guided through Development Permit guidelines in Part E.

- B.5.1.2.13 Preservation of community heritage in villages will be guided through the Heritage Conservation Area guidelines in Part F.

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

- B.5.1.2.14 The Ministry of Transportation and Infrastructure is urged to develop specific policies for the development of the sidewalks and roadside walkways, shown on Maps 17 and 18, and bicycling facilities. The Ministry is further urged, in cooperation with the Salt Spring Island Transportation Commission, to consider “traffic calming” on the roads in Village Designations.

Background Note: the Ministry of Transportation and Infrastructure is not presently funded for the construction or maintenance of sidewalks.

- B.5.1.2.15 The Ministry of Transportation and Infrastructure is encouraged to cooperate with the Salt Spring Island Transportation Commission in a review of speed limits and enforcement policies in or near the villages, and to consider the licensing of electric vehicles in or near villages where safety permits.

B.5.2 Ganges Village Designation

B.5.2.1 OBJECTIVES

- B.5.2.1.1 To accommodate those land uses that allow Ganges to remain the commercial, social, cultural, and institutional centre for residents of Salt Spring Island.
- B.5.2.1.2 To encourage some additional residential use of Ganges Village in a way that adds vitality to the village. To allow more islanders to live close to village services and employment.
- B.5.2.1.3 To encourage pedestrian and bicycle trail connections and amenities throughout Ganges.
- B.5.2.1.4 To create more public open space within the Ganges Village Core.
- B.5.2.1.5 To align development potential within Ganges with the available water supply and sewage treatment capacity.
- B.5.2.1.6 To maintain the economic viability of Ganges Village by guiding development into a compact, pedestrian-friendly form within a defined containment boundary with a broad variety of complementary uses.
- B.5.2.1.7 To ensure that development respects the small-town feel and heritage aspects that make the village attractive to visitors and residents alike.



GANGES VILLAGE CAFÉ artwork: B. Curran

B.5.2.2 POLICIES

B.5.2.2.1 The Ganges Village Designation is shown on Map 1.

Background Note: The Ganges Village Designation is made up of the Ganges Village Core sub-designation, the Upper Ganges Village sub-designation, the Education Designation, the Health Services Designation and part of the Park and Recreation Designation. Objectives and policies for the Education, Health Services and Park and Recreation designations are outlined in Sections B.4.2, B.4.3, and B.7.1 respectively.

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.

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B.5.2.2.2 Zones within the Ganges Village Designation will continue to allow the wide range of commercial, *general employment*, institutional land uses and the various densities of residential development allowed by existing zoning.

B.5.2.2.3 The Local Trust Committee should consider rezoning applications that would allow the addition of some affordable and *special needs housing* in the Ganges Village Designation, as outlined in Section B.2.2.2.

B.5.2.2.4 The Local Trust Committee could consider rezoning applications to allow a slightly higher density of residential development than permitted by current zoning as part of a proposal that provided an eligible community amenity (see Appendix 3) or as part of a proposal to transfer development potential (see Section B.2.3.2 and Appendix 4). The Ganges Village Designation is a Development Potential Receiving Area. However, development potential should only be transferred to the North Salt Spring Waterworks District if the District can establish that any incremental demand can be met through water *conservation* or expansion of licensed supply capacity, or if water is to be supplied from another source.

B.5.2.2.5 The Local Trust Committee could consider rezoning applications to allow a higher percentage of commercial site coverage or higher *floor space ratios* as part of a proposal to provide an eligible community amenity (see Appendix 3).

B.5.2.2.6 When considering rezoning applications in the Ganges Village designation, the Local Trust Committee will consider the impact that the proposed change would have on the Ganges sewer treatment plant. The Local Trust Committee should obtain confirmation from the Capital Regional District of sewage system capacity for any change to zoning within the boundaries of the sewered area that may result in a significant change in sewage volume or quality. This policy is further outlined in Section C.4.2.

B.5.2.2.7 The Local Trust Committee will support the development of a Ganges Harbour Management Plan.

B.5.2.2.8 The Local Trust Committee may consider developing a local area plan for Ganges Village.

B.5.2.2.9 The Local Trust Committee may consider changing zoning to permit some 3-storey *buildings* in areas away from the shoreline, the Ganges Village Core and established view corridors.

B.5.2.2.10 The Local Trust Committee will support continued development of the Ganges Public Pathway System as shown on Map 17 and proposed pathways and trails in the Urban Trails Task Force Report for Ganges Village.

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

- B.5.2.2.11 Transport Canada, Fisheries and Oceans Canada, the Salt Spring Harbour Authority, and other agencies are urged to continue to support the local community in its efforts to develop a comprehensive approach to the safe use of the water surface of Ganges Harbour.
- B.5.2.2.12 The Ministry of Transportation and Infrastructure and other responsible agencies are encouraged to support efforts to create a harbour shoreline that offers access to the harbour and opportunities for walking and traditional recreational activities.

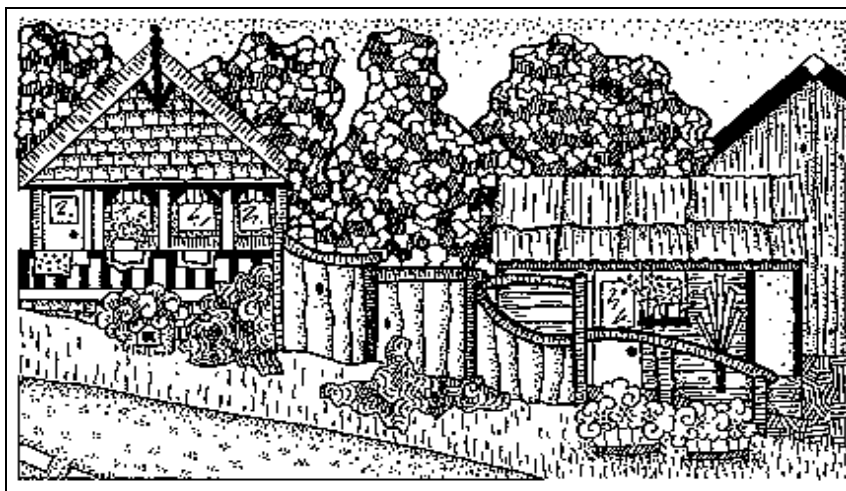
B.5.3 Fulford Village Designation

B.5.3.1 OBJECTIVES

- B.5.3.1.1 To ensure zoning continues to recognize Fulford Village as a local commercial, residential and cultural centre with a unique character.
- B.5.3.1.2 To recognize that Fulford Village functions as a gateway and primary entry to Salt Spring Island, giving an initial impression of the island's rural character.
- B.5.3.1.3 To allow for a very limited increase in the residential use of Fulford Village to address specific housing needs in the southern island area.
- B.5.3.1.4 To ensure that development within Fulford Village does not exceed the available water supply and safe sewage treatment capacity.
- B.5.3.1.5 To ensure that the form and character of development in Fulford Village is consistent with the traditional small and compact pedestrian scale of the village and with good planning principles.
- B.5.3.1.6 To help in the resolution of conflicts between village functions and ferry terminal operations.

B.5.3.2 POLICIES

- B.5.3.2.1 The Fulford Village Designation is shown on Map 1.
- B.5.3.2.2 Zones within the Fulford Village Designation will continue to allow the commercial and *general employment* land uses and the various densities of residential land uses allowed by existing zoning.
- B.5.3.2.3 Should the Local Trust Committee consider rezoning applications to create more commercially-zoned land on lots where there is an existing residential *building*, the proposed commercial use should take place in the existing structure. The existing structure should be maintained to retain village character.
- B.5.3.2.4 To protect the village core area from the disruption caused by ferry commuter parking, the Local Trust Committee should consider rezoning applications to allow the development of commercial *parking lots*. *Parking lots* should be landscaped and designed to reduce negative impacts on existing vegetation and the character of the village, as outlined in the applicable development permit area guidelines.



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- B.5.3.2.5 Pending the completion of a comprehensive local area plan for Fulford Village, the Local Trust Committee should only consider rezoning applications that would allow the addition of some affordable and *special needs housing* in the Fulford Village Designation, as outlined in Policy B.2.2.2.18.
- B.5.3.2.6 The Local Trust Committee could consider rezoning applications to allow a slightly higher density of residential development than allowed by current zoning as part of a proposal that provided an eligible community amenity (see Appendix 3).
- B.5.3.2.7 Zoning changes should not be made in the Fulford Village Designation to allow *heavy industry* or large new commercial developments not needed by the residents of the south end of the island.
- B.5.3.2.8 The Local Trust Committee could support the development of a sewage collection system within the Fulford Village Designation if zoning is in place to manage growth in the village.
- B.5.3.2.9 The Fulford Village Designation is a Development Potential Receiving Area; however, applications to transfer development potential should not be considered until further studies are able to demonstrate the ability of Fulford Village to act as a Receiving Area.
- B.5.3.2.10 The Local Trust Committee should consider developing distinct development permit area designations and guidelines for Fulford Village.
- B.5.3.2.11 The Local Trust Committee should consider developing heritage *conservation* area designations and guidelines for Fulford Village.
- B.5.3.2.12 The Local Trust Committee should proactively plan for the future use of Lot A Section 15, Range 1 South Salt Spring Island, Cowichan District, Plan VIP75140, and discuss with the owner, Shell Corporation, the possibility of this site being donated to the community following decontamination.
- B.5.3.2.13 The Local Trust Committee should not support any development that could have a net negative impact on the marine environment of the Fulford Creek estuary, tidal flows, visual sightlines, or the inner basin adjacent to the Ferry terminal.

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

- B.5.3.2.14 The Ministry of Transportation and Infrastructure, Capital Regional District, Salt Spring Harbour Authority, and the B.C. Ferry Services Inc. are urged to help the Fulford Village community develop solutions to ferry traffic congestion and ferry customer parking. The Local Trust Committee supports strategies that emphasize improved traffic management on roads and incentives for *non-automotive* travel. The B.C. Ferry Services Inc. is encouraged to support the purchase and development of land for commuter parking, as outlined in Policy B.5.3.2.4. The Local Trust Committee could support an expansion of the ferry staging area to accommodate a minimum of one sailing load, provided solutions can be found to any anticipated environmental impacts. The design of the staging area should minimize the impact on the village's character as outlined in the applicable development permit area guidelines.
- B.5.3.2.15 B.C. Ferries Services Inc. should be requested, in their terminal planning, to consider construction of a walkway around the perimeter of the terminal parking area.
- B.5.3.2.16 The Local Trust Committee should support the construction of a multi-use path along the Fulford Ganges Road to service adjacent residential and commercial properties and a more extensive network of pathways, including a link to Drummond Park.
- B.5.3.2.17 The Local Trust Committee should support a Weston Lake watershed management plan, a study of the improvement (or replacement) of the water distribution system and the installation of water meters for all users.

- B.5.3.2.18 The Local Trust Committee should support an investigation of water availability and the consideration of alternative supplies such as Stowel Lake, deep wells and water collection (whether large or small in scale).

B.5.4 Channel Ridge Village Designation

B.5.4.1 OBJECTIVES

- B.5.4.1.1 To provide for the development of Channel Ridge Village as a compact, mixed-use village residential development combined with commercial, social, cultural, and *institutional uses* for north end residents.
- B.5.4.1.2 To ensure that development within Channel Ridge Village is consistent with available water supply and sewage treatment capacity.
- B.5.4.1.3 To promote non-vehicular connections and pedestrian-friendly amenities throughout Channel Ridge and the surrounding residential area to reduce the need for individual automobile use.
- B.5.4.1.4 To provide for a central village green within the Channel Ridge Village Core.

B.5.4.2 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.5.4.2.1 The Channel Ridge Village Designation is shown on Map 1. The designation includes the Channel Ridge Village Core sub-designation and the Outer Channel Ridge Village sub-designation.
- B.5.4.2.2 Zones within the Channel Ridge Village Designation will continue to allow the commercial and institutional land uses and the various densities of residential land uses allowed by existing zoning.
- B.5.4.2.3 The Local Trust Committee should consider rezoning applications that would allow the addition of some affordable and *special needs housing* in the Channel Ridge Village Designation, as outlined in Policy B.2.2.2.17.
- B.5.4.2.4 The Local Trust Committee could consider rezoning applications to allow a slightly higher density of residential development than allowed by current zoning as part of a proposal that provided an eligible community amenity (see Appendix 3) or as part of a proposal to transfer development potential (see Policy B.2.3.2.1 and Appendix 4). The Channel Ridge Village Designation is a Development Potential Receiving Area. Development potential should only be transferred into the Channel Ridge Village Designation from the Channel Ridge Residential Designation.