

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 488**

**A BYLAW TO AMEND SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 434, 2008**

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 Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2016".

2. Salt Spring Island Local Trust Committee Bylaw No. 434, cited as "Salt Spring Island Official Community Plan Bylaw No. 434, 2008," Schedule "A", Volume 1 and Volume 2 are amended as shown on Schedules No. 1, 2, 3 and 4 attached to and forming part of this bylaw

READ A FIRST TIME THIS 2ND DAY OF MARCH 2017

READ A SECOND TIME THIS 27TH DAY OF SEPTEMBER 2018

PUBLIC HEARING HELD THIS 14TH DAY OF MAY 2019

READ A THIRD TIME THIS 25TH DAY OF JUNE 2019

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

14TH DAY OF AUGUST 2019

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

16TH DAY OF JUNE 2020

ADOPTED THIS 28TH DAY OF JULY 2020

Chair

Secretary

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 488**

SCHEDULE NO. 1

1. Schedule “A”, Volume 1 is amended as follows:
 - 1.1 **TABLE OF CONTENTS** is amended by deleting the words “B3 NON-VILLAGE COMMERCIAL AND INDUSTRIAL LAND USE OBJECTIVES AND POLICIES” in their entirety and replacing them with the words “B.3 NON-VILLAGE COMMERCIAL AND GENERAL EMPLOYMENT LAND USE OBJECTIVES AND POLICIES”.
 - 1.2 Section **A.7.2 – POLICIES**, Subsection A.7.2.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
 - 1.3 Section **B.2.2 – Affordable, rental and special needs housing**, Article B.2.2.2.12 is amended by deleting two instances of the word “Industrial” and replacing them with the words “General Employment”.
 - 1.4 Section **B.2.4. – Residential Neighbourhoods Designation**, Article B.2.4.2.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
 - 1.5 Section **B.2.4. – Residential Neighbourhoods Designation**, Article B.2.4.2.4 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
 - 1.6 Section **B.2.5 – Rural Neighbourhoods Designation**, Article B.2.5.2.2 is amended by deleting two instances of the word “industrial” and replacing them with the words “general employment”.
 - 1.7 Section **B.2.5 – Rural Neighbourhoods Designation**, Article B.2.5.2.4 is amended by deleting the word “industrial” and replacing it with the words “general employment zoned”.
 - 1.8 Section **B.2.6 – Channel Ridge Residential Designation**, Article B.2.6.2.3 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
 - 1.9 Part **B.3 – NON-VILLAGE COMMERCIAL AND INDUSTRIAL LAND USE OBJECTIVES AND POLICIES**, heading is amended by deleting the word “Industrial” and replacing it with the words “General Employment”.
 - 1.10 Section **B.3.3 – Industrial and Commercial Services**, heading is amended by deleting the word “Industrial” and replacing it with the words “General Employment”.
 - 1.11 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.1.1 deleted in its entirety and replaced with the following:

- “B.3.3.1.1 To provide an adequate amount of land zoned for general employment use that is affordable, appropriately serviced and well located to accommodate local economic development.”
- 1.12 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.1.2 is amended by deleting two instances of the words “light industrial” and replacing them with the words “general employment”.
- 1.13 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.1.3 is amended by deleting the word “industries” and replacing it with the words “general employment uses”.
- 1.14 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.1.5 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.15 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.1 is deleted in its entirety and replaced with the following:
- “B.3.3.2.1 The areas designated for General Employment and Commercial Services are shown on Map 1 – Plan Area with Land and Shoreline Use Designations. Specific general employment uses will also continue to be allowed in the General Employment and Commercial zones that currently exist in other Designations.”
- 1.16 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.2 is deleted in its entirety and replaced with the following:
- “B.3.3.2.2 Zones within the General Employment and Commercial Services Designation will continue to allow a variety of general employment and commercial uses.”
- 1.17 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.4 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.18 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.5 is deleted in its entirety.
- 1.19 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.6 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.20 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.8 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.21 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.9 is amended by deleting the words “non-industrial” and replacing it with the words “non-general employment” and by deleting the words “Temporary Commercial or Industrial Permits” and replacing them with the words: Temporary Use Permit.”

- 1.22 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.10 is deleted in its entirety and replaced with the following:

“B.3.3.2.10 If additional land is required for general employment uses necessary for the community, the Local Trust Committee could consider rezoning applications for properties near the junction of Rainbow and Atkins roads, near the junction of Long Harbour and Upper Ganges roads, and near the junction of Fulford-Ganges and Beaver Point roads.”

“B.3.3.2.11 Removal of up to 2 hectares from the Agricultural Land Reserve to create land zoned for general employment uses in the locations identified in Article B.3.3.2.10 could be supported, consistent with policy B.6 RESOURCE LAND USE OBJECTIVES AND POLICIES, Article B.6.2.2.15. In reviewing such applications, the Committee should consider whether:

- a. the site has limited agricultural potential;
- b. existing general employment and commercial services lands have been developed to about 80 percent of their practical development potential;
- c. the rezoning application applies to land that is next to or across a road from existing general employment land;
- d. the proposed development would be well buffered from adjacent non-general employment land, and;
- e. there are adequate water supplies and a satisfactory means of sewage disposal.”

Background Note: No application to rezone land within the Agricultural Land Reserve will proceed without the support of the Agricultural Land Commission.”

- 1.23 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.11 is amended by deleting two instances of the word “industrial” and replacing them with the words “general employment”.
- 1.24 Section **B.3.3 – Industrial and Commercial Services**, Article B.3.3.2.12 is amended by deleting the words “light industrial” and replacing them with the words “general employment”.
- 1.25 Section **B.5.1 – General Village Land Use Objectives and Policies**, Article B.5.1.2.5 Clauses (c) and (g) are amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.26 Section **B.5.1 – General Village Land Use Objectives**, Article B.5.1.2.6 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.27 Section **B.5.1 – General Village Land Use Objectives**, Article B.5.1.2.9 is amended by deleting the word “industrial” and replacing it with the words “general employment”.

- 1.28 Section **B.5.1 – General Village Land Use Objectives**, Article B.5.1.2.12 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.29 Section **B.5.2 – Ganges Village Designation**, Article B.5.2.2.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.30 Section **B.5.3 – Fulford Village Designation**, Article B.5.3.2.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.31 Section **B.6.2 – Agriculture Land Uses**, Article B.6.2.2.4 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.32 Section **B.6.2 – Agriculture Land Uses**, Article B.6.2.2.19 is amended by deleting two instances of the word “industrial” and replacing them with the words “general employment”.
- 1.33 Section **B.6.2 – Agriculture Land Uses**, Article B.6.2.2.20 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.34 Section **B.6.3 – Forestry and Watershed-Forestry Land Use Designations**, Article B.6.3.2.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.35 Section **B.7.1 – Park and Recreation Designation**, Article B.7.1.2.5 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.36 Section **B.8.2 – Uplands Designation**, Article B.8.2.2.3 is amended by deleting two instances of the word “industrial” and replacing them with the words “general employment”.
- 1.37 Section **B.9.1 – General Shoreline Use**, is amended by adding a new Article B.9.1.2.3 as follows:
- “B.9.1.2.3The Local Trust Committee may consider shoreline rezoning applications adjacent to marine dependent general employment zoning which may make upland uses economically viable without detriment to the shoreline/riparian habitat.”
- 1.38 Section **B.9.4 – Shoreline Development Designation**, Article B.9.4.1.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.39 Section **B.9.4 – Shoreline Development Designation**, Article B.9.4.2.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.

- 1.40 Section **B.9.4 – Shoreline Development Designation**, Article B.9.4.2.3 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.41 Section **C.2.2 – Land Transportation**, Article C.2.2.2.8 is amended by deleting the last two sentences of the first paragraph and adding the following text:
- “Zoning amendments which would increase the area of commercial or general employment development next to the route should be avoided. An exception could be light industrial or other general employment development near the intersection of Rainbow and Atkins roads.”
- 1.42 Section **C.2.2 – Land Transportation**, Article C.2.2.2.11 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.43 Section **C2.3 – Automobile and Bicycle Parking**, Article C.2.3.2.4 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.44 Section **C2.3 – Automobile and Bicycle Parking**, Article C.2.3.2.6 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.45 Section **C3.2 – Community Water Systems**, Article C.3.2.2.6 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 1.46 **Section D.9 – DEFINITIONS** is amended by adding a new definition as follows:
- 1.47 “**general employment** – use that consists of business and economic activities, including, but not limited to: processing, manufacturing, wholesaling, warehousing and distribution, bulk materials handling, storage, and associated office, retail, and ancillary activities.”
- 1.48 Volume 1 is further amended by making such consequential numbering alterations to effect all changes in this bylaw.

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 488**

SCHEDULE NO. 2

2. Schedule “A”, Volume 2 is amended as follows:
- 2.1 **A NOTE TO READERS** page, third paragraph, second line is amended by deleting the words “Temporary Commercial and Industrial Permits” and replacing them with the words “Temporary Use Permits”.
- 2.2 **TABLE OF CONTENTS – PART E DEVELOPMENT PERMIT AREAS** is amended by deleting the words “E.2 DEVELOPMENT PERMIT AREA 2 – NON-VILLAGE COMMERCIAL AND INDUSTRIAL” in their entirety and replacing them with the words “E.2 DEVELOPMENT PERMIT AREA 2 – NON-VILLAGE COMMERCIAL AND GENERAL EMPLOYMENT”.
- 2.3 **TABLE OF CONTENTS – PART G TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION** is amended by deleting the words “PART G TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION” in their entirety and replacing them with the words “PART G TEMPORARY USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION”; and by deleting the words “G.1.1 Areas where Temporary Commercial or Industrial Use Permits can be issued” in their entirety and replacing them with the words “G.1.1 Areas where Temporary Use Permits can be issued.”; and by deleting the words “G.1.2 Objectives for issuing Temporary Commercial and Industrial Use Permits” in their entirety and replacing them with the words “G.1.2 Objectives for issuing Temporary Use Permits.”
- 2.4 **LIST OF MAPS** page is amended by deleting in its entirety “Map 19 – Development Permit Area 2 – Non-village Commercial and Industrial” and replacing it with a new “Map 19 – Development Permit Area 2 – Non-village Commercial and General Employment”.
- 2.5 **PART E – DEVELOPMENT PERMIT AREAS** page - **IMPORTANT** is amended by deleting two instances of the word “INDUSTRIAL” and replacing it with the words “GENERAL EMPLOYMENT”.
- 2.6 Section E.1.1 – **Description of Permit Area and Exemptions**, Subsection E.1.1.1 is deleted in its entirety and replaced with the following:
- “E.1.1.1 Development Permit Area 1 is shown on Map 16 – Development Permit Area 1 – Island Villages. It is designated according to Section 488(1)(f) of the *Local Government Act* to establish objectives and guidelines for the form and character of commercial, industrial or multi-family residential development. It is also designated according to Section 488(1)(b) to protect development from hazardous conditions that could result from changes to stormwater drainage. Finally, Development Permit Area 1 is designated according to Section 488(1)(c) for the protection of farming.”

- 2.7 Section **E.1.1 – Description of Permit Area and Exemptions**, Subsection E.1.1.2 is amended by deleting the words “industrial” and replacing them with the words “general employment” in articles (a), (c) and (e).
- 2.8 Section **E.1.1 – Description of Permit Area and Exemptions**, Subsection E.1.1.2 is amended by deleting article (h) in its entirety and replacing it with:
- “h. removal of vegetation within 7.5 m of agricultural land (excluding the emergency removal of a hazardous tree.”
- 2.9 Section **E.1.1 – Description of Permit Area and Exemptions**, Subsection E.1.1.2 is amended by adding a new clause (i):
- “i. removal of vegetation within 7.5 m of a lot line that abuts land zoned for residential or commercial guest accommodation uses (excluding the emergency removal of a hazardous tree).”
- 2.10 Section **E.1.4 – Guidelines for General Site Design, Building Location and Access**, Subsection E.1.4.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.11 Section **E.1.4 – Guidelines for General Site Design, Building Location and Access**, Subsection E.1.4.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.12 Section **E.1.4 – Guidelines for General Site Design, Building Location and Access**, Subsection E.1.4.4 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.13 Section **E.1.4 – Guidelines for General Site Design, Building Location and Access** is amended by deleting Subsection E.1.4.18 in its entirety and replacing it with:
- “E.1.4.18 Developments adjoining *agricultural land* should be designed to minimize conflicts with that land. The location of access roads, the siting of structures, and the layout of subdivisions should follow the guidelines that have been developed by the BC Ministry of Agriculture and the Agricultural Land Commission as a guide to implementing the *Farm Practices Protection (Right to Farm) Act* (MAFF, 1996), including the Guide to Edge Planning (2015). Site designs should allow for a vegetated buffer, as outlined in Guidelines for Landscaping and Parking Surfaces Subsection E.1.7.22.”
- 2.14 Section **E.1.4 – Guidelines for General Site Design, Building Location and Access** is amended by adding a new Subsection before E.1.4.19 as follows:
- “E.1.4.19 Where the subject property adjoins *agricultural land*, building setbacks for general employment and commercial uses should be at least 15 metres from the property line, to be consistent with the Guide to Edge Planning (2015), developed by the BC Ministry of Agriculture.”

- 2.15 Section **E.1.7 – Guidelines for Landscaping and Parking Surfaces**, Subsection E.1.7.5 is amended by deleting the word “industrial” and replacing it with the words “general employment.”
- 2.16 Section **E.1.7 – Guidelines for Landscaping and Parking Surfaces** is amended by deleting Subsection E.1.7.22 in its entirety and replacing it with:
- “E.1.7.22 Where the property being subdivided or developed adjoins *agricultural land*, a vegetated buffer is to be planted or retained. The buffer should be 8 metres wide, with a minimum recommended height at plant maturity of 6 metres, and should be consistent with the Landscaped Buffer Specifications (ALC, 1993) developed by the Agricultural Land Commission, and the Guide to Edge Planning (2015), developed by the BC Ministry of Agriculture. The buffer area should be protected from disturbance by a covenant.”
- 2.17 Section **E.1.8 – Guidelines for Lighting**, Subsection E.1.8.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.18 Section **E.1.8 – Guidelines for Lighting**, Subsection E.1.8.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.19 Section **E.1.10 – Guidelines regarding Stormwater Drainage and Water Pollution**, Subsection E.1.10.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.20 **PART E.1 – DEVELOPMENT PERMIT AREA 1 – ISLAND VILLAGES**, *Illustration and Information Sources for Development Permit Area 1* is amended by adding the following:
- “B.C. Ministry of Agriculture, Strengthening Farming Program, 2015
Guide to Edge Planning: Promoting Compatibility Along Agriculture-Urban Edges.”
- 2.21 Part **E.2 - DEVELOPMENT PERMIT AREA 2 NON-VILLAGE COMMERCIAL AND INDUSTRIAL**, heading is amended by deleting the word “INDUSTRIAL” and replacing it with the word “GENERAL EMPLOYMENT”.
- 2.22 Section **E.2.1 - Description of Permit Area and Exemptions**, Subsection E.2.1.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.23 Section **E.2.1 - Description of Permit Area and Exemptions**, Subsection E.2.1.2 is amended by deleting the word “industrial” and replacing it with the words “general employment” in clauses (a), (d) and (f).
- 2.24 Section **E.2.1 – Description of Permit Area and Exemptions**, Subsection E.2.1.2 is amended by deleting clause (h) in its entirety and replacing it with:
- “h. removal of vegetation within 8 m of agricultural land (excluding the emergency removal of a hazardous tree).”

- 2.25 Section **E.2.1 - Description of Permit Area and Exemptions**, Subsection E.2.1.2 is amended by adding new clauses (i) and (j) as follows:
- “i. development of a commercial composting facility subject to the Capital Regional District Composting Facilities Regulation Bylaw.
 - j. removal of vegetation within 7.5 m of a lot line that abuts land zoned for residential or commercial guest accommodation uses (excluding the emergency removal of a hazardous tree).”
- 2.26 Section **E.2.2 - Reasons for this Development Permit Area** is amended by deleting three instances of the word “industrial” and replacing them with the words “general employment”.
- 2.27 Section **E.2.3 – Objectives of this Development Permit Area**, Subsection E.2.3.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.28 Section **E.2.4 – Guidelines for General Site Design, Building Location and Access**, Subsection E.2.4.2 is amended by deleting two instances of the word “industrial” and replacing them with the words “general employment”.
- 2.29 Section **E.2.4 – Guidelines for General Site Design, Building Location and Access**, is amended by deleting Subsection E.2.4.4 in its entirety and replacing it with the following:
- “E.2.4.4 An effective vegetation screen, providing a visual barrier, noise abatement, and dust barrier, as required, should be maintained along any boundary with a non-commercial or non-general employment property.”
- 2.30 Section **E.2.4 – Guidelines for General Site Design, Building Location and Access**, Subsection E.2.4.5, is amended by adding the words “edge planning” before the words “guidelines developed by”.
- 2.31 Section **E.2.4 – Guidelines for General Site Design, Building Location and Access** is amended by adding a new Subsection 2.4.6 as follows:
- “E.2.4.6 Where the subject property adjoins *agricultural land*, building setbacks for general employment and commercial uses should be at least 15 m from the property line, to be consistent with the Guide to Edge Planning (2015), developed by the BC Ministry of Agriculture.”
- 2.32 Section **E.2.5 - Guidelines for Offstreet Parking, Location and Design**, Subsection E.2.5.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.33 Section **E.2.7 – Guidelines for Building Exteriors**, Subsection E.2.7.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.

- 2.34 Section **E.2.8 – Guidelines for Landscaping and Parking Lot Surfaces**, Subsection E.2.8.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.35 Section **E.2.8 – Guidelines for Landscaping and Parking Lot Surfaces**, Subsection E.2.8.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.36 Section **E.2.8 – Guidelines for Landscaping and Parking Lot Surfaces**, Subsection E.2.8.7 is deleted in its entirety, and replaced as follows:
- “E.2.8.7 Where the property being subdivided or developed adjoins *agricultural land*, a vegetated buffer is to be planted or retained. The buffer should be 8 m wide, with a minimum recommended height at plant maturity of 6 m, and should be consistent with the Landscaped Buffer Specifications (ALC, 1993) developed by the Agricultural Land Commission, and the Guide to Edge Planning (2015), developed by the BC Ministry of Agriculture. The buffer area should be protected from disturbance by a covenant.”
- 2.37 Section **E.2.8 – Guidelines for Landscaping and Parking Lot Surfaces** is amended by adding a new Subsection E.2.8.8 as follows:
- “E.2.8.8 Where the property being subdivided or developed adjoins a property zoned for residential or commercial guest accommodation uses, a vegetated buffer of at least 3 m is to be planted or retained. The buffer width should increase to at least 7.5 m where general employment or commercial uses (with the exception of a farm business) are not contained within a building.”
- 2.38 Section **E.2.11 – Guidelines for Subdivision**, Subsection E.2.11.2 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.39 Section **E.2.12 – Guidelines regarding Stormwater Drainage and Water Pollution**, Subsection E.2.12.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.40 **PART E.2 – DEVELOPMENT PERMIT AREA 2 – NON-VILLAGE COMMERCIAL AND INDUSTRIAL** is amended by adding a new Section E.2.13 as follows:
- “E.2.13 Guidelines regarding Buffering for Commercial Composting Facilities**
- E.2.13.1 New commercial composting facilities, subject to the Capital Regional District Composting Facilities Regulation Bylaw, should be buffered from neighbouring uses in a manner consistent with the Compost Facility Requirements Guideline: How to Comply with Part 5 of the *Organic Matter Recycling Regulation* (Ministry of Water, Land and Air Protection, 2004).”

- 2.41 **PART E.2 – DEVELOPMENT PERMIT AREA 2 – NON-VILLAGE COMMERCIAL AND INDUSTRIAL**, *Information Sources for Development Permit Area 2* is amended by adding the following:
- “B.C. Ministry of Water, Land and Air Protection, 2004,
Compost Facility Requirements Guideline: How to Comply with Part 5 of the Organic Matter Recycling Regulation
B.C. Ministry of Agriculture, Strengthening Farming Program, 2015,
Guide to Edge Planning: Promoting Compatibility Along Agriculture-Urban Edges.”*
- 2.42 Section **E.3.1 - Description of Permit Area and Exemptions**, Subsection E.3.1.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.43 Section **E.3.1 Description of Permit Area and Exemptions**, Subsection E.3.1.2, clauses (k) and (l) are amended by deleting the words “industrial” and replacing them with the words “general employment”.
- 2.44 Section **E.3.2 – Reasons for this Development Permit Area**, is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.45 Section **E.3.3 – Objectives of this Development Permit Area**, Subsection E.3.3.5 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.46 Section **E.3.4 – Guidelines for Development**, Subsection E.3.4.30 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.47 Section **E.3.4 – Guidelines for Development**, Subsection E.3.4.32 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.48 Section **E.3.4 – Guidelines for Development**, Subsection E.3.4.33 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.49 Section **E.7.4 – Applicability**, Subsection E.7.4.1 is amended by deleting the word “industrial” and replacing it with the words “general employment”.
- 2.50 **PART G – TEMPORARY COMMERCIAL AND INDUSTRIAL USE PERMITS AND DEVELOPMENT APPROVAL INFORMATION**, heading is amended by deleting the words “Commercial and Industrial”.
- 2.51 Section **G.1.1, - Areas where Temporary Commercial or Industrial Use Permits can be issued**, heading and first paragraph are amended by deleting two instances of the words “Commercial and Industrial”.
- 2.52 Section **G.1.1 – Areas where Temporary Commercial or Industrial Use Permits can be issued**, is amended by deleting from the list of Designations

the words “Industrial and Commercial Services Designation” and by adding a new “General Employment and Commercial Services Designation”.

- 2.53 Section **G.1.2 – Objectives for Issuing Temporary Commercial and Industrial Use Permits**, heading and first paragraph are amended by deleting two instances of the words “Commercial and Industrial”.
- 2.54 Section **G.1.2 – Objectives for Issuing Temporary Commercial and Industrial Use Permits**, Subsection G.1.2.3 is amended by deleting the words “for industrial or commercial uses” and replacing the words “that are compatible” with the words “that is compatible”.
- 2.55 Section **G.1.3 – Permit Guidelines**, first paragraph is amended by deleting the words “Commercial and Industrial”.
- 2.56 Section **G.1.3 – Permit Guidelines**, Subsection G.1.3.3 is amended by deleting the words “commercial and industrial”.
- 2.57 **PART H APPENDICES - H.1 – APPENDIX 1 - DEFINITIONS** is amended by adding the following new definition:

“**general employment** – use that consists of business and economic activities, including, but not limited to: processing, manufacturing, wholesaling, warehousing and distribution, bulk materials handling, storage, and associated office, retail, and ancillary activities.”
- 2.58 Section **H.5.1 – Land Use Designations where Park Land could be Acquired**, Subsection H.5.1.1 is amended by deleting from the list of Land Use Designations the words “Industrial and Commercial Services” and replacing them with the words “General Employment and Commercial Services”.
- 2.59 Volume 2 is further amended by making such consequential numbering alterations to effect all changes in this bylaw.

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 488

SCHEDULE NO. 3

3. Schedule "A", Volume 1 is further amended as follows:
 - 3.1 **Map 1 - Plan Area with Land and Shoreline Use Designations** is deleted in its entirety, and replaced by Schedule "A" – Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Map 1 – Plan Area with Land and Shoreline Use Designation dated July 2020, attached to and forming part of this bylaw.
 - 3.2 **Map 7 & Map 8 – SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN Bylaw #434, 2008 Map 7 & Map 8 Existing Waste Management Facilities & Ganges Sewered Area** is deleted in its entirety, and replaced with Schedule "A" – Map 7 & 8 – Salt Spring Island Official Community Plan Bylaw No. 434, 2008 Map 7 & 8 – Existing Waste Management Facilities & Ganges Sewered Area dated July 2020, attached to and forming part of this bylaw.

SALT SPRING ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 488

SCHEDULE NO. 4

4. Schedule “A”, Volume 2 is further amended as follows:

4.1 MAP 19 - DEVELOPMENT PERMIT AREA 2 - NON-VILLAGE COMMERCIAL AND INDUSTRIAL is amended as follows:

- 4.1.1 by changing the title to read “Development Permit Area 2 – Non-Village Commercial and General Employment”.
- 4.1.2 by removing the property designated as Lot 1, Section 77, South Salt Spring Island, Cowichan District, Plan 22493 (PID: 003-247-414, 210 Stewart Road) from Development Permit Area 2, as shown on Plan No. 1 attached to and forming part of this bylaw.
- 4.1.3 by adding a portion of the property Lot 2, Section 2, Range 3 East, North Salt Spring Island, Cowichan District, Plan 2580, Except Part in Plan 17428 (PID: 006-301-924, 166 Rainbow Road) to Development Permit Area 2, as shown on Plan No. 2 attached to and forming part of this bylaw.

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 488

SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN Bylaw #434, 2008

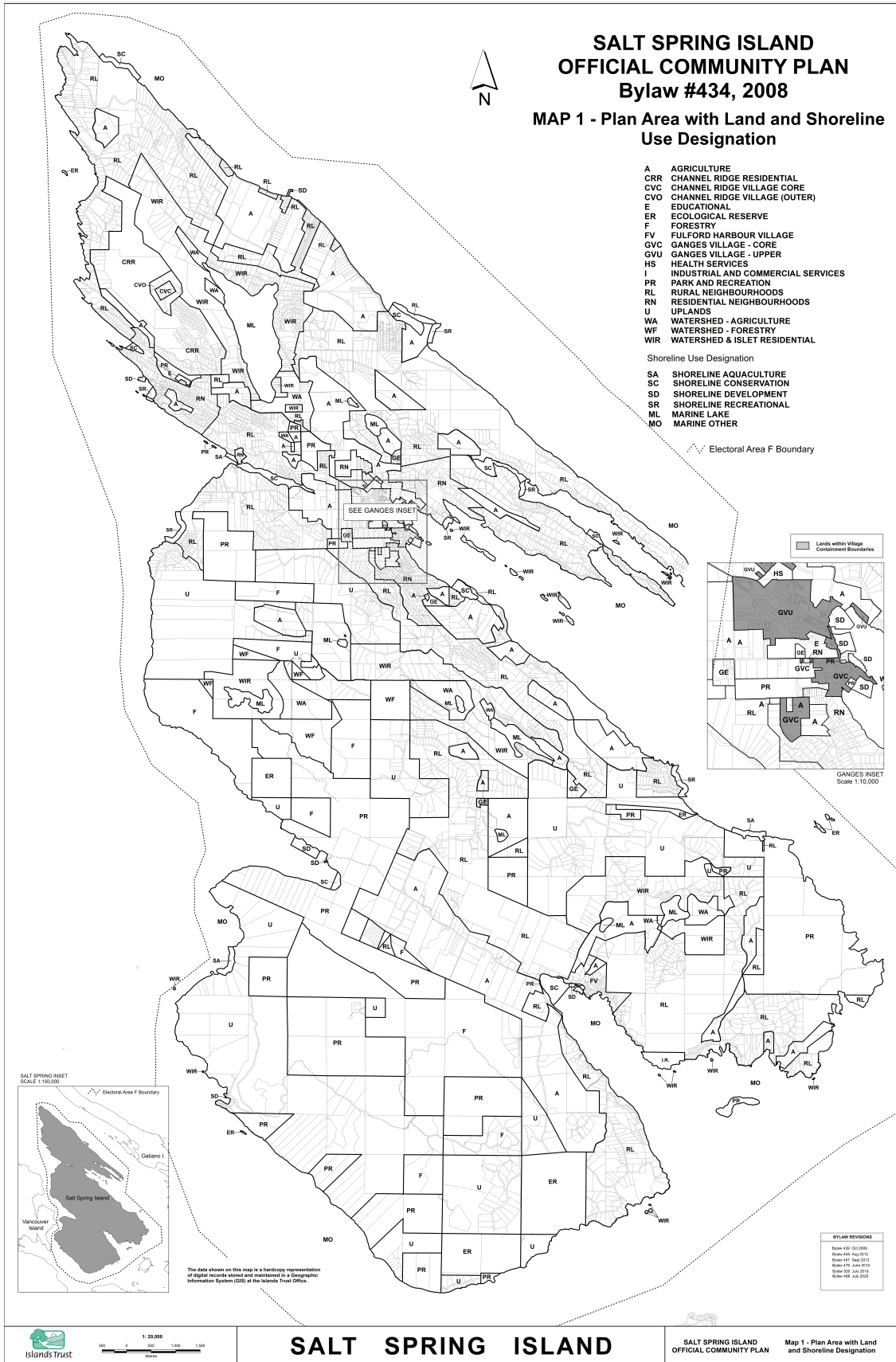
MAP 1 - Plan Area with Land and Shoreline Use Designation

- A AGRICULTURE
- CRR CHANNEL RIDGE RESIDENTIAL
- CVC CHANNEL RIDGE VILLAGE CORE
- CVO CHANNEL RIDGE VILLAGE (OUTER)
- E EDUCATIONAL
- ER ECOLOGICAL RESERVE
- F FORESTRY
- FV FULFORD HARBOUR VILLAGE
- GVC GANGES VILLAGE - CORE
- GVU GANGES VILLAGE - UPPER
- HS HEALTH SERVICES
- I INDUSTRIAL AND COMMERCIAL SERVICES
- PR PARK AND RECREATION
- RL RURAL NEIGHBOURHOODS
- RN RESIDENTIAL NEIGHBOURHOODS
- U UPLANDS
- WA WATERSHED - AGRICULTURE
- WF WATERSHED - FORESTRY
- WIR WATERSHED & ISLET RESIDENTIAL

Shoreline Use Designation

- SA SHORELINE AQUACULTURE
- SC SHORELINE CONSERVATION
- SD SHORELINE DEVELOPMENT
- SR SHORELINE RECREATIONAL
- ML MARINE LAKE
- MO MARINE OTHER

Electoral Area F Boundary



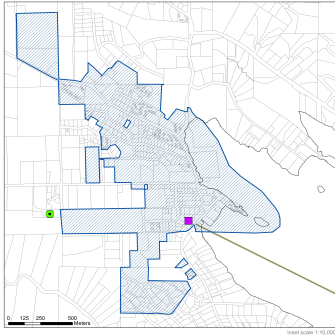
**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 488**

**SALT SPRING ISLAND
OFFICIAL COMMUNITY PLAN
Bylaw # 434, 2008**

**MAP 7 & MAP 8
Existing Waste Management Facilities
& Ganges Sewered Area**

- Sewage Treatment Facility
- Waste Transfer Site *
- Sewage Outfall
- Ganges Sewered Area
- Maliview Sewered Area

Map 8: Ganges Sewered Area



SEE GANGES INSET (Map 8)

BYLAW REVISIONS

Bylaw 488 July 2020

The data shown on this map is a horizontal representation of digital records stored and maintained in a Geographic Information System (GIS) at the Islands Trust Office.



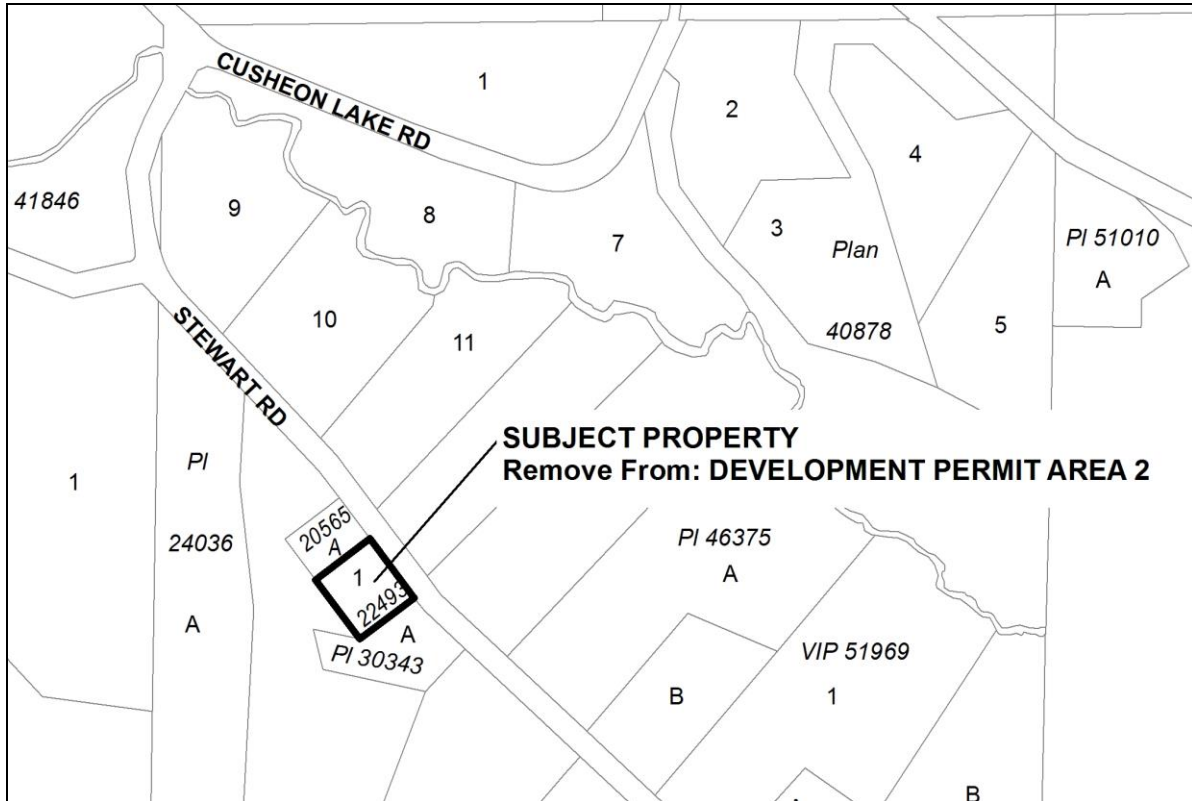
SALT SPRING ISLAND

**SALT SPRING ISLAND
OFFICIAL COMMUNITY PLAN**

**Map 7 & 8 -
Waste Management Facilities**

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 488**

PLAN NO. 1



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 488**

PLAN NO. 2

