

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 515**

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.3, 2018”.

2. Salt Spring Island Land Use Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw 1999” is amended as follows:

2.1 By inserting in Subsection 9.9.4 – Exceptions in Particular Locations – the following new Residential 12 Zone Variation (a):

“Zone Variation – R12(a)

(27) The following additional *use* is permitted:

- (a) Dental and medical office services for a maximum of 12 medical practitioners and two dwelling units be exclusively permitted in the existing building and immediately surrounding area, and that;
- (b) A seniors’ supportive housing complex and service club be permitted on the remaining lot.

(28) All seniors’ *dwelling units* within a *seniors’ supportive housing complex* must be *affordable housing dwelling units*.

(29) Despite Subsection 9.9.2, the maximum density for the site shall be 50 dwelling units. Of those dwelling units:

- (a) Two *dwelling units* may be exclusively for *residential use* or *temporary* occupancy by persons employed at the *seniors’ supportive housing complex* for wages or salary and their families.

- (b) One *dwelling unit* may be exclusively for *temporary* occupancy by guests of *seniors' supportive housing complex* residents.
- (30) Despite Subsection 9.9.2, a single three storey building is permitted with a maximum height of 13 metres.

And by making consequential numbering alterations to effect this change.

- 2.2 By changing the zoning classification of Lot 2, Section 4, Range 3 East, North Salt Spring Island, Cowichan District, Plan 23507, municipal address 154 Kings Lane Salt Spring Island, encompassing 13,888.1 square metres from CF1(d) to R12(a), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "A" of Bylaw No. 355 as are required to effect this change.

READ A FIRST TIME THIS 27TH DAY OF SEPTEMBER, 2018

READ A SECOND TIME THIS 26TH DAY OF FEBRUARY, 2019

PUBLIC HEARING HELD THIS 22ND DAY OF MAY, 2019

READ A THIRD TIME THIS 26TH DAY OF NOVEMBER, 2019

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

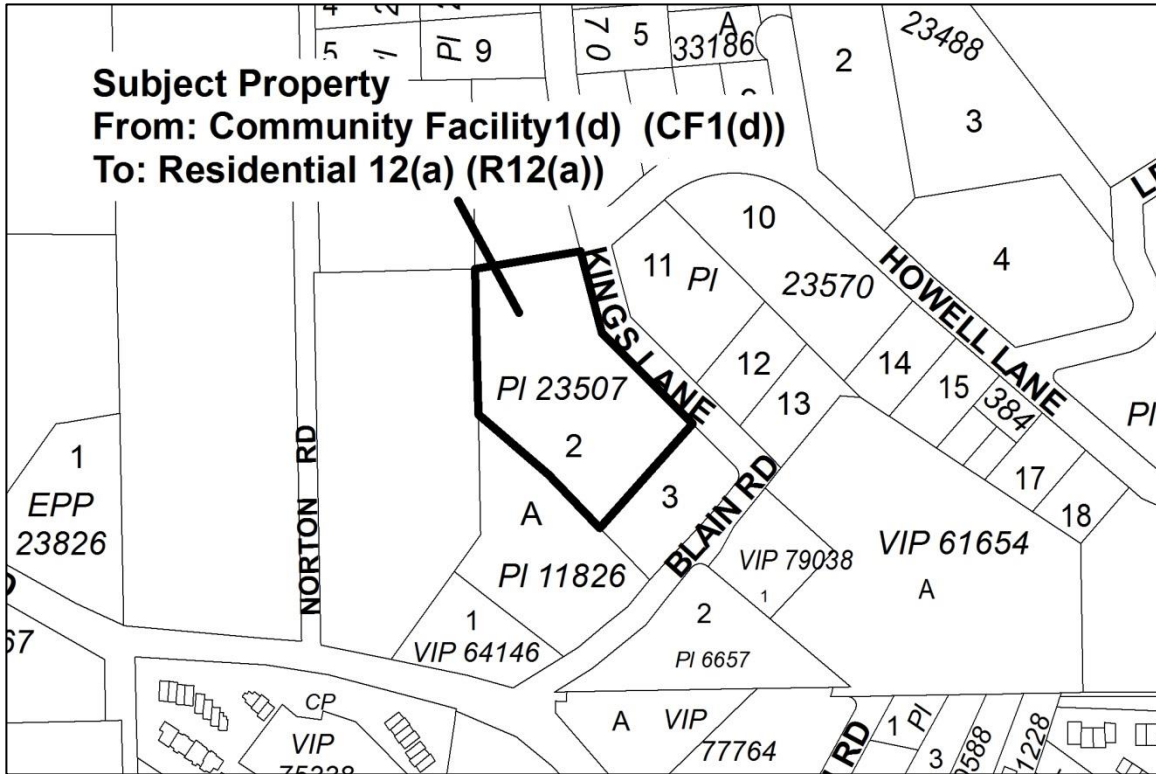
18TH DAY OF DECEMBER, 2019

ADOPTED THIS 18TH DAY OF FEBRUARY, 2020


Chair


Secretary

Plan No. 1



Plan No. 2

