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APPENDIX 1

CHANNEL RIDGE COMPREHENSIVE DEVELOPMENT AREA

Development within this area will consist of clusters of residential development and a central village area. These areas will be separated by a continuous large open space area. Within the residential clusters, average building lot sizes will range from 3/4 acre to 5 acres. The area will be serviced by a community water supply, individual septic tanks, and in some cases, a community sewer based on ground disposal.

The village area will consist of an outer ring of residential and public service uses and an inner residential/commercial area around a central plaza.

The outer area will consist of a mix of residential housing types including single family dwellings on small lots, multiple family dwellings including town houses and garden apartments. Residential development would not exceed two full storeys above ground, and residential development density will not exceed one dwelling unit per one-fifth acre. The outer area could also include schools, halls, clinics, a fire hall, a theatre, and other public services.

The inner village area will surround a central public plaza which will be the focus of recreation, entertainment and community life. Buildings containing both residential and commercial uses, not exceeding 3 storeys in height will face the plaza.

Overall residential density in the village area will not exceed an average of one dwelling unit per one-fifth acre. No commercial use of land shall take place except in conjunction with a residential use of a parcel. A commercial use should not be larger than 1500 ft.² (139 m²) and there should not be more than one commercial use for each two residential uses on a parcel.

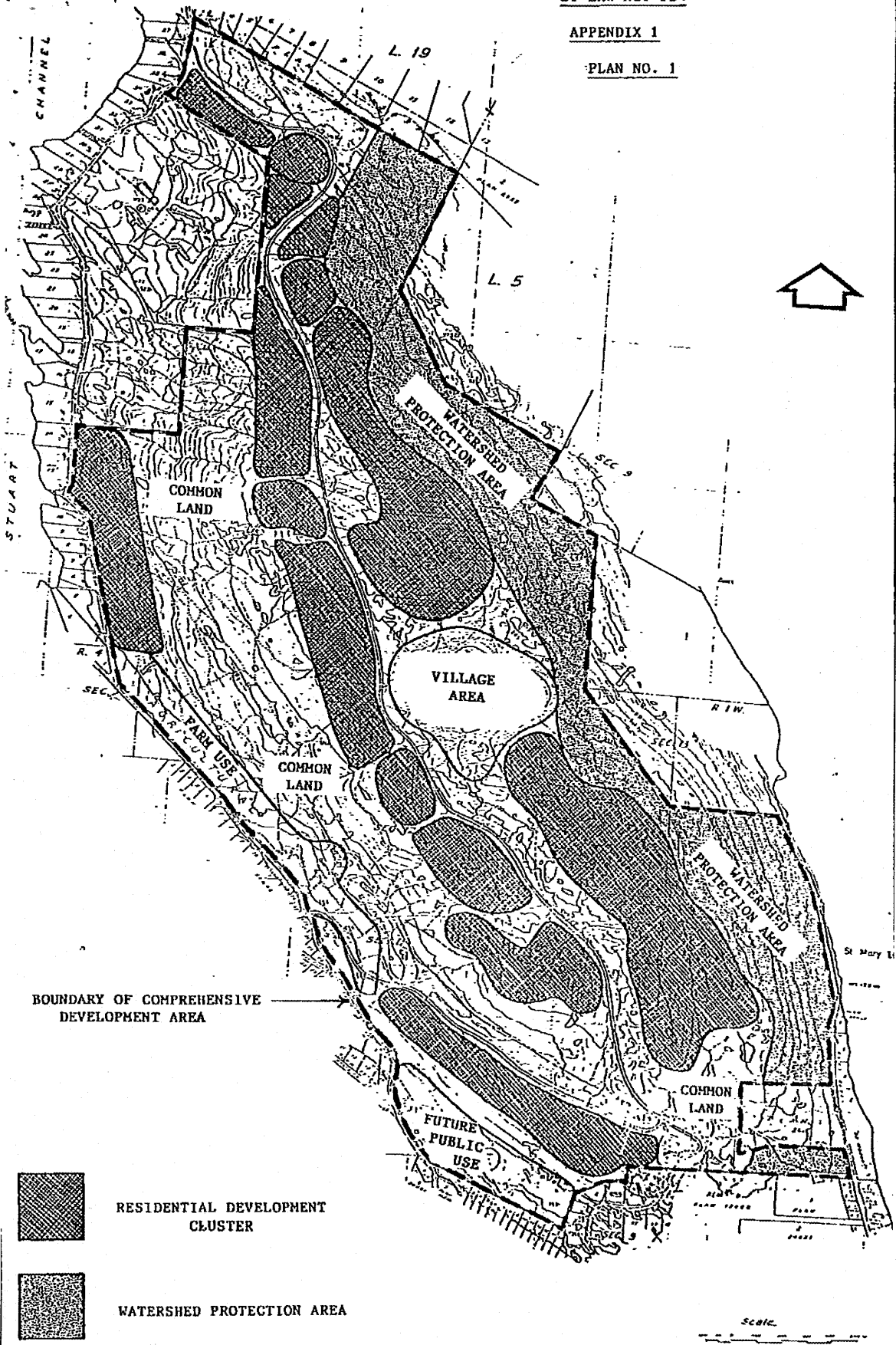
Plan No. 1 illustrates the concept, and defines the boundaries of the Comprehensive Development Area.

SALT SPRING ISLAND TRUST COMMITTEE

BY-LAW NO. 124

APPENDIX 1

PLAN NO. 1



SALT SPRING ISLAND TRUST COMMITTEE

BY-LAW NO. 125

A BY-LAW TO AMEND "ZONING BY-LAW, SALT SPRING ISLAND, 1985" BEING BY-LAW NO. 123

The Salt Spring Island Trust Committee being the Trust Committee having jurisdiction on and in respect of Salt Spring Island in the Province of British Columbia, pursuant to the Islands Trust Act, R.S.B.C., 1979, Chapter 208, as amended, in open meeting assembled, enacts as follows:

1. Salt Spring Island Trust Committee By-law No. 123 cited as "Zoning By-law, Salt Spring Island, 1985" is amended as follows:
 - a) by adding to Section 3.2 Zones a new zoning classification "Comprehensive Development (3)" Zone (CD3);
 - b) by changing the zoning classification of the following lands in accordance with Plan No. 1, attached to and forming part of this By-law.
 - 1) Lot 1, Plan 39834, R1W, Section 10, North Salt Spring Island from the Watershed 1 (W1) Zone to the Watershed Protection Zone (WP);
 - 2) Lot 1, R1W, Section 12, Plan 40746, North Salt Spring Island, Lot 2, R1W, Sections 11 and 12, Plan 40746, North Salt Spring Island, and Lot 3, R1W, Section 11, Plan 40746, North Salt Spring Island from the Watershed 1 Zone (W1) to the Watershed Protection Zone (WP);
 - 3) Lot 4, Sections 10 and 11, Plan 40746, North Salt Spring Island, from the Watershed 1 (W1) to the Watershed Protection Zone (WP).
 - 4) Lot 5, R1W, Sections 10, 11, and 12, Plan 40746, North Salt Spring Island from the Watershed 1 Zone (W1) to the Watershed Protection Zone (WP) and from the Rural Zone (R) to the Comprehensive Development (3) Zone (CD3);
 - 5) Section 11, R2W, North Salt Spring Island from the Rural Zone (R) and the Rural Residential 2 Zone (RR2) to the Comprehensive Development (3) Zone (CD3);
 - 6) Section 12, R2W, North Salt Spring Island from the Rural Zone (R) to the Comprehensive Development (3) Zone (CD3), and from the Rural Zone (R) to the Watershed Protection Zone (WP);
 - 7) Remainder of Section 13, R2W, North Salt Spring Island from the Rural Zone (R) to the Comprehensive Development (3) Zone (CD3), and from the Rural Zone (R) to the Watershed Protection Zone (WP);
 - 8) Remainder of Lot 6, North Salt Spring Island from the Rural Zone (R) to the Comprehensive Development (3) Zone (CD3) and from the Watershed 1 Zone (W1) to the Watershed Protection Zone (WP), and from the Watershed 1 Zone (W1) to the Comprehensive Development (3) Zone (CD3), and from the Rural Zone (R) to the Watershed Protection Zone (WP);

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- 9) Lot 2, Plan 29161, North Salt Spring Island from the Rural Zone (R) to the Comprehensive Development (3) Zone (CD3) and from the Watershed 1 Zone (W1) to the Watershed Protection Zone (WP), and from the Rural Zone (R) to the Watershed Protection Zone (WP), and from the Watershed 1 Zone (W1) to the Comprehensive Development (3) Zone (CD3);
 - 10) Remainder of Parcel "B" (DD 140653-1), North Salt Spring Island from the Rural Zone (R) to the Comprehensive Development (3) Zone (CD3) and from the Watershed 1 Zone (W1) to the Comprehensive Development (3) Zone (CD3);
 - 11) Remainder of Lot 7, North Salt Spring Island from the Rural Zone (R) to the Comprehensive Development (3) Zone (CD3);
 - 12) Remainder of Section 13, R3W, North Salt Spring Island from the Rural Zone (R) to the Comprehensive Development (3) Zone (CD3);
 - 13) Remainder of Section 12, R3W, North Salt Spring Island from the Rural Zone (R) to the Comprehensive Development (3) Zone (CD3) and from the Rural Zone (R) to the Agriculture 1 Zone (A1);
 - 14) Remainder of Section 11, R3W, North Salt Spring Island from the Rural Zone (R) and the Rural Residential 2 Zone (RR2) to the Comprehensive Development (3) Zone (CD3);
 - 15) Remainder of Parcel "B" (DD 86186-1) of Section 9, R2W and Section 10, R2 and 3 West, North Salt Spring Island from the Rural Residential 2 Zone (RR2) to the Comprehensive Development (3) Zone (CD3);
 - 16) Parcel "C" (DD 135683-1) of Section 10, R2W, North Salt Spring Island from the Rural Residential 2 Zone (RR2) to the Comprehensive Development (3) Zone (CD3);
 - 17) Remainder East 50 acres of Section 10, R2W, North Salt Spring Island from the Rural Residential 2 Zone (RR2) to the Comprehensive Development (3) Zone (CD3);
- c) by adding a new Section 25.B as follows:

"Section 25.B

Comprehensive Development (3) Zone (CD3)

25.B.1 Permitted Uses

In addition to uses permitted in Section 4.1 of this By-law, the following uses and no others shall be permitted in the Comprehensive Development (3) Zone;

- 1) One family dwelling
- 2) Public Parks and Community Recreation Facilities
- 3) Community Hall
- 4) Community Health Clinic
- 5) Public Safety use including Firehalls and Police Stations
- 6) Private Recreation and Forest Use
- 7) Home Occupations

25.B.2 Site Coverage

Buildings and structures shall not cover more than 33 percent of the parcel of land on which they are located.

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25.B.3 Height

No building or structure shall exceed 7.6 metres (25 feet) and two storeys in height.

25.B.4 Setbacks

- 1) No building or structure or part thereof except a fence or pumphouse shall be located within 7.6 metres (25 feet) of any front lot line.
- 2) No building or structure or part thereof except a fence or pumphouse shall be located closer than a distance of 3.0 metres (10 feet) from an interior side lot line, nor subject to regulations adopted pursuant to the Highways Act, closer than 4.5 metres (15 feet) from an exterior lot line."

2. Schedule 'A' "Zone Schedule" is amended to include:

"Comprehensive Development (3) Zone (CD3)"

3. This By-law may be cited as "Zoning By-law, Salt Spring Island, 1985, Amendment By-law No. 1, 1985".

READ A FIRST TIME THIS	20TH	DAY OF	MARCH	1985
READ A SECOND TIME THIS	17TH	DAY OF	MAY	1985
READ A THIRD TIME THIS	5TH	DAY OF	JUNE	1985
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS				DAY OF
	, 198			
RECONSIDERED AND FINALLY ADOPTED THIS		DAY OF		198

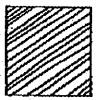
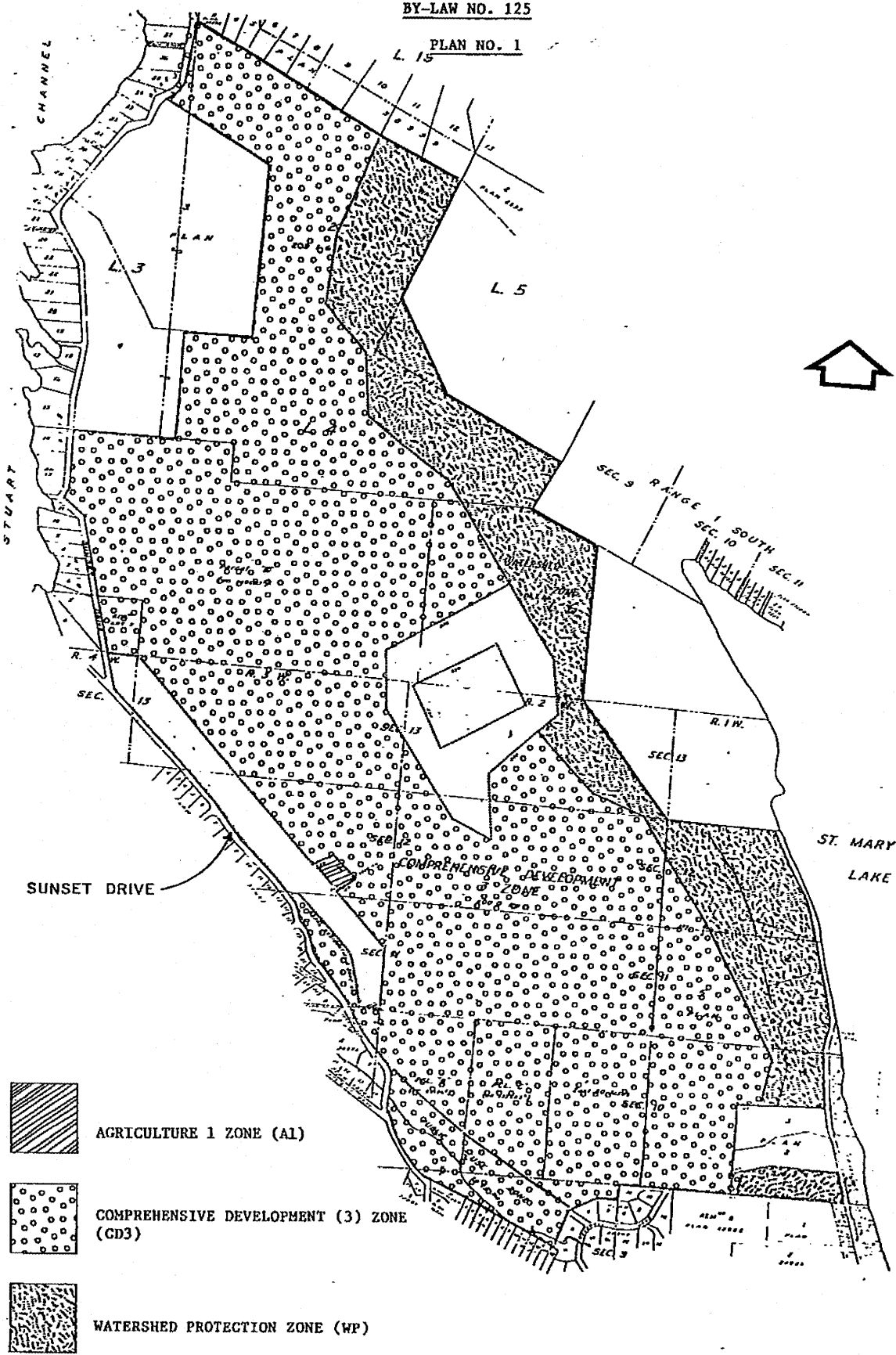
MANAGER

CHAIRMAN

SALT SPRING ISLAND TRUST COMMITTEE

BY-LAW NO. 125

PLAN NO. 1



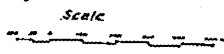
AGRICULTURE 1 ZONE (A1)



COMPREHENSIVE DEVELOPMENT (3) ZONE (CD3)



WATERSHED PROTECTION ZONE (WP)



SALT SPRING ISLAND TRUST COMMITTEE

BY-LAW NO. 126

 A BY-LAW TO AMEND "ZONING BY-LAW, SALT SPRING ISLAND, 1985", BEING BY-LAW
 NO. 123

The Salt Spring Island Trust Committee being the Trust Committee having jurisdiction on and in respect of Salt Spring Island in the Province of British Columbia, pursuant to the Islands Trust Act, R.S.B.C., 1978, Chapter 208, as amended, in open meeting assembled, enacts as follows:

1. Salt Spring Island Trust Committee By-law No. 123 cited as "Zoning By-law, Salt Spring Island, 1985", is amended as follows:
 - a) by adding to Section 3.2 Zones, a new zoning classification "Comprehensive Development (4) Zone (CD4);
 - b) by changing the zoning classification of the following lands (as shown on Plan No. 1 which is attached to and forms part of this By-law):
 - i) that portion of Remainder Parcel B (DD 140653-1) of Lot 4, North Salt Spring Island shown on Plan No. 1, from the Rural Zone (R) to the Comprehensive Development (4) Zone (CD4);
 - ii) that portion of Lot 6, North Salt Spring Island shown on Plan No. 1, from the Rural Zone (R) to the Comprehensive Development (4) Zone (CD4), and from the Watershed 1 Zone (W1) to the Comprehensive Development (4) Zone (CD4);
 - iii) that portion of Section 13, R3W, North Salt Spring Island, shown on Plan No. 1, from the Rural Zone (R) to the Comprehensive Development (4) Zone (CD4);
 - iv) that portion of Remainder Section 13, R2W, North Salt Spring Island, shown on Plan No. 1, from the Rural Zone (R) to the Comprehensive Development (4) Zone (CD4);
 - v) that portion of Section 12, R2W, North Salt Spring Island shown on Plan No. 1 from the Rural Zone (R) to the Comprehensive Development (4) Zone (CD4);
 - c) by designating the area above, within the Comprehensive Development (4) Zone (CD4), as a Development Permit Area pursuant to Section 717(3) and Schedule 'A' is amended accordingly;
 - d) by adding a new Section 25.C as follows:

"Section 25.C

Comprehensive Development (4) Zone (CD4)

25.C.1 Permitted Uses

In addition to uses permitted in Section 4.1 of this By-law, the following uses and no others shall be permitted in the Comprehensive Development (4) Zone:

- 1) One family dwellings subject to Section 25.C.2
- 2) Multiple family dwelling units subject to Section 25.C.2

3) Institutional uses as follows:

- a) Public Parks and Community Recreation Facilities
- b) Community Hall
- c) Community Health Clinic
- d) Public Safety Facilities
- e) Schools

4) Private Recreation and Forest Use

5) Home Occupations.

25.C.2 Site Density

The number of dwelling units on a parcel shall not exceed one dwelling unit per one-fifth acre (12.3 per hectare), or one dwelling unit for each legal lot into which the land can be subdivided under the terms of the Subdivision Control By-law in effect for the land; whichever is least.

25.C.3 Height

No building or structure shall exceed 7.6 metres in height.

25.C.4 Setbacks

No building or structure or part thereof shall be located within 7.6 metres of a front lot line nor within 3 metres of any other lot line."

- e) by adding to section 3.2 Zones, a new zoning classification, "Comprehensive Development (5) Zone (CD5);
- f) by changing the zoning classification of the following lands (as identified on Plan No. 1 which is attached to and forms part of this By-law):
 - i) that portion of the remainder of Lot 6, North Salt Spring Island from the Rural Zone (R) to the Comprehensive Development (5) Zone (CD5);
 - ii) that portion of Section 13, R2W, North Salt Spring Island from the Rural (5) Zone (R) to the Comprehensive Development (5) Zone (CD5);
- g) by designating the area above, within the Comprehensive Development (5) Zone (CD5) as a Development Permit Area pursuant to Section 717(3) of the Municipal Act and Schedule 'A' is amended accordingly;
- h) by adding a new Section 25.D as follows:

"Section 25.D

Comprehensive Development (5) Zone (CD5)

25.D.1 Permitted Uses

In addition to the uses permitted in Section 4.1 of this By-law, the following uses and no others shall be permitted in the Comprehensive Development (5) Zone.

- 1) Multiple family dwellings subject to Section 25.D.2
- 2) Retail stores
- 3) Business and professional offices
- 4) Personal services, laundry, laundromats, dry cleaning and small repairs

- 5) Restaurants
- 6) Banks
- 7) Automobile rentals
- 8) Home occupations

25.D.2 Site Density

The number of dwelling units on a parcel shall not exceed one dwelling unit per one-fifth (12.3 per hectare), or one dwelling unit for each legal lot into which the land can be subdivided under the terms of the Subdivision Control By-law in effect for the land; whichever is least.

25.D.3 Regulation of Commercial Development

- 1) Commercial use of land shall occur only in conjunction with an established residential use of a parcel.
- 2) An individual commercial use of land shall not exceed 1500 ft.² (139 m²) total floor area.
- 3) There shall not be more than one commercial use of land for each two established residential uses on a parcel.

25.D.4 Height

No building shall exceed 11 metres (36 ft.) in height.

25.D.5 Setbacks

No building or structure or part thereof shall be located within 4.5 metres (15 ft.) of any front lot line.

2. This By-law may be cited as "Zoning By-law, Salt Spring Island, 1985, Amendment By-law No. 2, 1985".

READ A FIRST TIME THIS	20th	DAY OF	March	1985
READ A SECOND TIME THIS	17th	DAY OF	May	1985
READ A THIRD TIME THIS	5th	DAY OF	June	1985
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS			12th	DAY OF
August	, 1985			
RECONSIDERED AND FINALLY ADOPTED THIS	20th	DAY OF	September	1985

C. Hawthorth
MANAGER

[Signature]
CHAIRMAN

Certified a true and correct copy of
By-law No. 126 for Salt Spring Island.

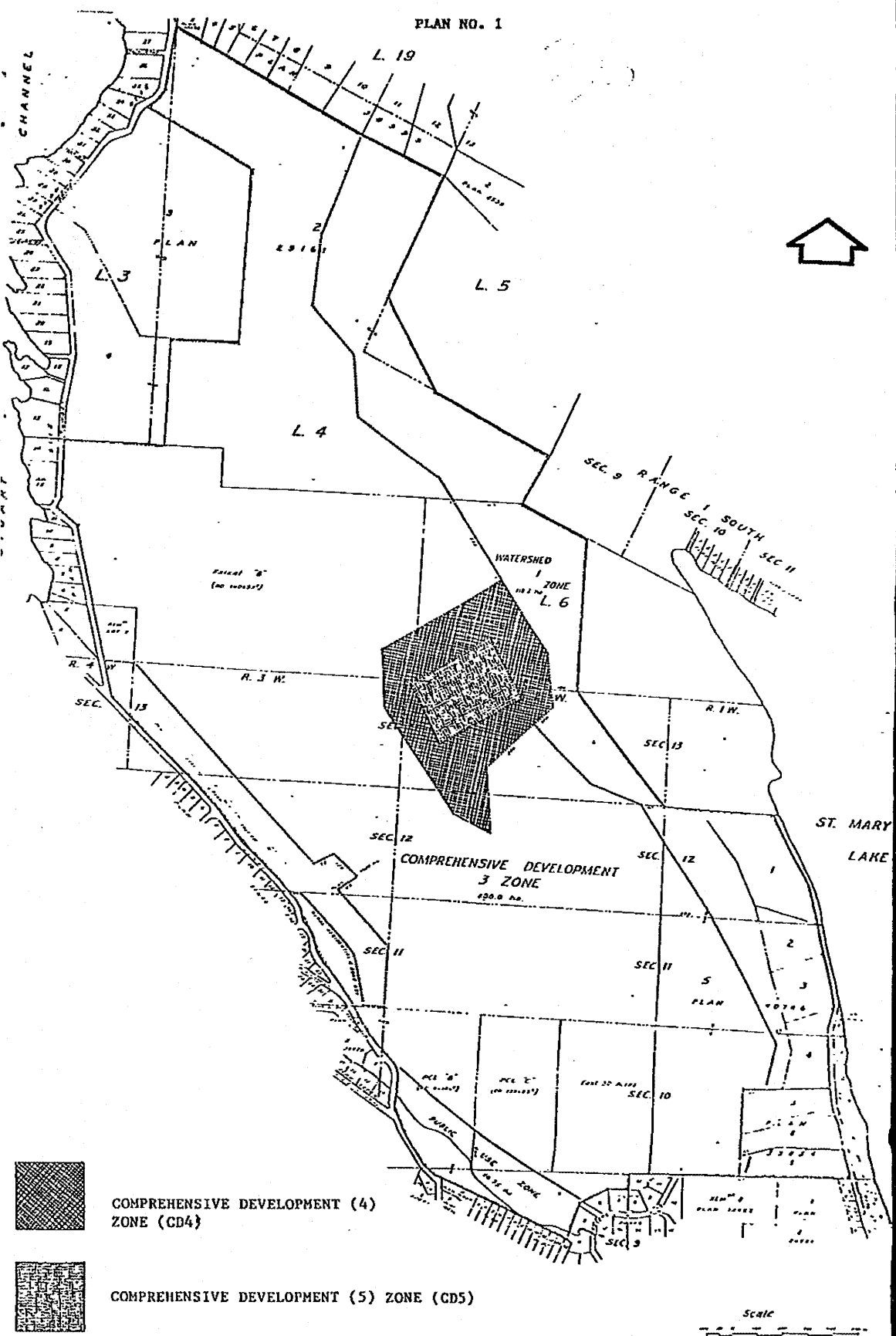
Manager


Date

SALT SPRING ISLAND TRUST COMMITTEE

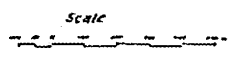
BY-LAW NO. 126

PLAN NO. 1



 COMPREHENSIVE DEVELOPMENT (4) ZONE (CD4)

 COMPREHENSIVE DEVELOPMENT (5) ZONE (CD5)



SALT SPRING ISLAND TRUST COMMITTEE

BY-LAW NO. 127

A BY-LAW TO AMEND CAPITAL REGIONAL DISTRICT BY-LAW NO. 207, "SALT SPRING ISLAND SUBDIVISION BY-LAW NO. 1, 1975"

The Salt Spring Island Trust Committee, being the Trust Committee having jurisdiction on and in respect of Salt Spring Island in the Province of British Columbia, pursuant to the Islands Trust Act, R.S.B.C., 1979, Chapter 208, as amended, in open meeting assembled, enacts as follows:

- 1. Capital Regional District By-law No. 207, cited as "Salt Spring Island Subdivision By-law No. 1, 1975" is amended as follows:
 - a) to delete from Section 3.1 the words "Zoning By-law No. 2, Salt Spring Island, 1978" and substitute therefore "Zoning By-law, Salt Spring Island, 1985";
 - b) to add the words "and the Subdivision Districts defined in Schedule 'B'";
 - c) to add to Schedule 'A' as referred to in Section 3.1, the list of zones being the following:

"Comprehensive Development 3 Zone (CD3)

Within the Comprehensive Development 3 Zone (CD3) there are 4 Subdivision Districts, the boundaries of which are shown on Schedule 'B'. Subdivision shall occur generally within the Subdivision Districts defined in Schedule 'B'. Variations from the general boundaries may be permitted but no increase in the area of the individual Subdivision Districts will be permitted. The parcel area requirements and minimum service levels are listed below.

Subdivision District	Minimum Average Parcel Area	Minimum Parcel Area	Minimum Service Level
DISTRICT 'A'	0.3 ha	0.2 ha	Community Sewer Community Water
DISTRICT 'B'	0.4 ha	0.2 ha	Individual Septic Tank Community Water
DISTRICT 'C'	2.0 ha	1.2 ha	Individual Septic Tank and Well
DISTRICT 'D'	250 ha		Individual Septic Tank and Well"

- d) to add to Schedule 'A' as referred to in Section 3.1, the list of zones, being the following:

"Comprehensive Development 4 Zone (CD4)		0.08 ha	Community Water Community Sewer
Comprehensive Development 5 Zone (CD5)		0.08 ha	Community Water Community Sewer"

2. This By-law may be cited as "Salt Spring Island Subdivision By-law No. 1, 1975, Amendment By-law No. 4, 1985".

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READ A FIRST TIME THIS	20TH	DAY OF	MARCH	1985
READ A SECOND TIME THIS	17th	DAY OF	MAY	1985
READ A THIRD TIME THIS	17th	DAY OF	MAY	1985
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS				DAY OF
	, 198			
RECONSIDERED AND FINALLY ADOPTED THIS		DAY OF		198

Manager

Chairman

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SCHEDULE "A"

R32170

ALL AND SINGULAR those certain parcels or tracts of lands and premises situate, lying and being in the Gulf Islands Assessment District and North Salt Spring Waterworks District, in the Province of British Columbia, more particularly known and described as:

- X Parcel Identifier 000-638-498 ✓
Lot 1, Section 10, Range 1 West, North Salt Spring Island, Cowichan District, Plan 39834;
- X Parcel Identifier 000-638-641 ✓
Section 11, Range 2 West, North Salt Spring Island, Cowichan District;
- X Parcel Identifier 000-638-536 ✓
Lot 2, District Lots 3, 4, and 5, North Salt Spring Island, Cowichan District, Plan 29161;
- X Parcel Identifier 000-638-731 ✓
Section 12, Range 3 West, North Salt Spring Island, Cowichan District, except part in Plans 18964, 20992 and 32602;
- X Parcel Identifier 000-638-587 ✓
Section 11, Range 3 West, North Salt Spring Island, Cowichan District, except part in Plans 18964, 20992 and 32602;
- Parcel Identifier 000-290-033 ✓
Parcel "B" (D.D. 86186I) of Section 9, Range 2 West and of Section 10, Ranges 2 and 3 West, except Plans 4476, 4757, 14317 and 24809 and except that part lying to the west of Duck Bay Road as said road is shown on Plan 4476;
- Parcel Identifier 000-290-131 ✓
Parcel C (D.D. 86186I), Section 10, Range 2 West, North Salt Spring Island, Cowichan District;
- X Parcel Identifier 000-290-190 ✓
The East 50 acres of Section 10, Range 2 West, North Salt Spring Island, Cowichan District;
- X Parcel Identifier 000-638-340 ✓
Section 12, Range 2 West, North Salt Spring Island, Cowichan District;
- X Parcel Identifier 000-638-391 ✓
Section 13, Range 2 West, North Salt Spring Island, Cowichan District except Parcel A (D.D. 100250-I);
- X Parcel Identifier 000-638-412 ✓
District Lot 6, North Salt Spring Island, Cowichan District, except Parcel A (DD 100250-I);
- X Parcel Identifier 000-638-463 ✓
Parcel B (DD 140653-I), District Lot 4, North Salt Spring Island, Cowichan District, except part in Plans 9115 and 29161;
- X Parcel Identifier 000-638-471 ✓
Section 13, Ranges 3 and 4 West, North Salt Spring Island, Cowichan District, except part lying to the south west of Parmister Road, as said Road was gazetted May 1, 1941, and except part in Plan 9115;

- 2 -

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Parcel Identifier 000-638-480

District Lot 7, North Salt Spring Island, Cowichan District, except part lying to the south west of Parmister Road, as said road was gazetted May 1, 1941, and except part in Plan 9115.

ALL AND SINGULAR those certain parcels or tracts of lands and premises situate, lying and being in the Gulf Islands Assessment District, in the Province of British Columbia, more particularly known and described as:

Parcel Identifier 000-350-141

Lot 1, Section 12, Range 1 West, North Salt Spring Island, Cowichan District, Plan 40746;

Parcel Identifier 000-350-168

Lot 2, Sections 11 and 12, Range 1 West, North Salt Spring Island, Cowichan District, Plan 40746;

Parcel Identifier 000-350-150

Lot 3, Section 11, Range 1 West, North Salt Spring Island, Cowichan District, Plan 40746;

Parcel Identifier 000-350-176

Lot 4, Section 10 and 11, Range 1 West, North Salt Spring Island, Cowichan District, Plan 40746;

Parcel Identifier 000-350-184

Lot 5, Sections 10, 11, and 12, Range 1 West, North Salt Spring Island, Cowichan District, Plan 40746.

- SCHEDULE B

FIRSTLY

All those portions of

- Lot 2 of Lots 3, 4 and 5, Plan 29161,
 - Lot 6 except Parcel "A" (DD 100250I),
 - Section 13, Range 2 West, except Parcel "A" (DD 100250I),
 - Section 12, Range 2 West, and
 - Lot 5 of Sections 10, 11 and 12, Range 1 West, Plan 40746
- North Salt Spring Island, Cowichan District,

lying easterly of the following described line and its productions thereof;

Commencing at the most westerly corner of Lot 11 of Lot 4, Plan 38999,

- thence 198° 31' 40", 384.357 metres;
- thence 183° 48' 50", 255.566 metres;
- thence 133° 12' 35", 226.385 metres;
- thence 173° 37' 55", 225.391 metres;
- thence 122° 55' 40", 375.288 metres;
- thence 143° 25' 35", 772.010 metres;
- thence 171° 09' 30", 182.165 metres;
- thence 220° 10' 10", 100.767 metres;
- thence 132° 24' 15", 296.582 metres;
- thence 107° 21' 15", 201.157 metres;
- thence 143° 41' 25", 491.423 metres;
- thence 147° 31' 45", 534.575 metres;
- thence 193° 29' 55", 169.196 metres more or less to a point on the northerly boundary of Lot 3, Section 10, Range 1 West, Plan 39834 bearing 86° 34' 05" and distant 88.000 metres easterly of the north-westerly corner thereof.

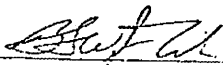
SECONDLY

All of Lots 1, 2, 3 and 4, of Sections 10, 11 and 12, Range 1 West, North Salt Spring Island, Cowichan District, Plan 40746.

THIRDLY

All of Lot 1, Section 10, Range 1 West, North Salt Spring Island, Cowichan District, Plan 39834.

AS SAID FIRSTLY, SECONDLY AND THIRDLY PARTS ARE SHOWN LYING WITHIN THE HEAVY BORDER OF THE PLAN HERETO ATTACHED.



Brian T. Wolfe-Miller, S.T.L.S.
May 22 1986