

Date: Thursday, October 9, 2014

File No.: SS-RZ-2014.1; Bylaw 479

To: Salt Spring Island Local Trust Committee, for the meeting of October 16, 2014

From: Kristin Aasen, Planner 2, Local Planning Services

Re: Merchants Mews Rezoning – Bylaw 479 First Reading

Owner: Strata Corporation VIS 4561 (Merchant's Mews)

Applicant: David Borrowman

Location: 315 Upper Ganges Road

Legal: Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Strata Plan VIS4561

THE PROPOSAL:

The property owners of 315 Upper Ganges Road are proposing to amend the Land Use Bylaw zoning from Commercial 6 (C6) to a new commercial variant. The proposal does not include any new construction, but would enable a broader range of commercial uses not permitted under the current zoning, as well as restrict a number of industrial uses. The purpose of this staff report is to seek LTC direction give first reading to an amendment to the Land Use Bylaw No. 355 (please see Appendix 1 for Draft Bylaw No. 479).

BACKGROUND:

1. The LTC first considered this application at the meeting of June 16, 2014, and resolved to:

SS-2014-127

It was MOVED and SECONDED that the Salt Spring Island Local Trust Committee refer the application SS-RZ-2014.1 to the Advisory Planning Commission, the Agricultural Advisory Planning Commission and the Capital Regional District Transportation Commission.

SS-2014-128

It was MOVED and SECONDED that the Salt Spring Island Local Trust Committee direct staff to prepare a draft bylaw to amend the Salt Spring Island Land Use Bylaw No. 355 to rezone Section 5, Range 3 East, North Salt Spring Island, Cowichan District, Strata Plan VIS4561 from Commercial 6 to a Commercial variant.

2. The Advisory Planning Commission reviewed this application at the meeting of July 7, 2014 – the following is an extract from the adopted minutes:

The following points were raised and discussed:

- *concern was expressed regarding the potential for the property to become primarily office space and how this could undermine the viability of industrial land use;*
- *it was noted that the square footage of the units does not necessarily exclude small offices. Parking restrictions could be a mechanism to limit the percentage of office space;*
- *concern was expressed regarding the potential for increased traffic;*

- concern regarding the regulation of water use and discussion regarding the strata restrictions. The applicant expressed that the upper limit of water use is not specific to each unit, but averaged over all of the units;
- the installation of individual water meters. The applicant expressed that there is no plan currently in place to install water meters;
- interest in the Islands Trust simplifying the zoning variants. It was noted that it would be more difficult to reinstate the zoning rather than for the strata to seek protection under their regulations. The strata has mechanisms to deal with restrictions and limitations on uses; concern was expressed regarding rezoning to accommodate the current uses;
- concern regarding the future of the site, should a current building be torn down;
- question regarding a potential community amenity;
- concern regarding permitting accessory uses, such as events because of the potential for unanticipated uses;
- it was noted this could be an opportunity to consider the broadening of uses for all C6 zoning.

Further to discussion, the following resolutions were introduced,

It was MOVED and SECONDED, that the Salt Spring Advisory Planning Commission recommend that the Salt Spring Island Local Trust Committee proceed with application SS-RZ-2014.1.

It was MOVED and SECONDED, that the Salt Spring Advisory Planning Commission recommend that the Salt Spring Island Local Trust Committee support the deletion of permitted uses as proposed in the staff report dated June 16, 2014.

Commissioner Schlenker OPPOSED

It was MOVED and SECONDED, that the Salt Spring Advisory Planning Commission recommend that the Salt Spring Island Local Trust Committee not include the proposed accessory uses in the bylaw.

It was MOVED and SECONDED, that the Salt Spring Advisory Planning Commission recommend that the Salt Spring Island Local Trust Committee support the additional principal uses as proposed with a concern that there be limitations implemented to maintain the primacy of the light industrial use.

It was MOVED and SECONDED, that the Salt Spring Advisory Planning Commission recommend that the Salt Spring Island Local Trust Committee refer the proposed bylaw back to the Salt Spring Advisory Planning Commission for further review after first reading.

3. The Agricultural Planning Commission met on August 7, 2014 and passed the following resolution (from the draft minutes):

It was MOVED and SECONDED THAT the Salt Spring Agricultural Advisory Planning Commission recommend that the Salt Spring Island Local Trust Committee support application SS-RZ-2014.1, 315 Upper Ganges Road on the basis that it will not impact neighboring Agricultural Land Reserve.

CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement:

This application has had a preliminary review for consistency with the Trust Policy Statement. Staff would conduct a comprehensive analysis pending further agency referral responses, in particular for the following Directive Policies:

*4.1.6 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on **agricultural land**.*

*4.4.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the **quality or quantity of the supply of freshwater**, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.*

*4.4.3 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of **in-stream uses**.*

Official Community Plan:

The previous staff report (for the LTC meeting of June 16, 2014) analyzed the application's compliance with the relevant Official Community Plan policies – see staff comments later in this report.

Supplemental to existing OCP policies, at the meeting of August 28, 2014, the Local Trust Committee received the Industrial Advisory Planning Commission Draft Report¹, which outlined recommendations to meet the needs for commercial and industrial land on Salt Spring Island for the next 25 years. The report includes considerations of outstanding recommendations from the Industrial Task Force Report (2009) and recommendations from the Industrial Land Needs Assessment (2013). Although the Industrial OCP/LUB review is an LTC Work Program priority, this report has not been adopted as policy. Staff has extracted comments and recommendations for the purposes of this staff report.

Land Use Bylaw:

The subject property is zoned Commercial 6 (C6), permitted uses are noted in Appendix 2.

1. Proposal: Because of the impacts on parking, outdoor common property and water consumption, nuisance and pollution impacts, the applicant has requested the deletion of the following uses:

- Automobile rentals with a maximum of five vehicles stored on-site
- Boat building, servicing and repairs
- Service, repairs and sales of vehicles and equipment
- Collection of recyclable materials, excluding outdoor sorting and storage

The application requested the following principal uses:

¹ Islands Trust. (2014). *Blueprint towards a Working Community: Industrial Advisory Planning Commission Draft Final Report*. Retrieved from <http://islandstrust.bc.ca/media/280923/iapc-draft-report-july-15.pdf>.

Requested principal uses	Land use bylaw equivalent
Offices	Offices
Arts and crafts studios	Light industry
Radio station	Offices
Processing, preparation and packaging of food	Farm-related light industry
Personal services	Personal services
Requested accessory uses	Land use bylaw equivalent
Outdoor evening and weekend events and displays accessory to a permitted use	Accessory to principal use
Classes or training accessory to a permitted use	Accessory to principal use

For reference, some definitions are as follows (please note there is no LUB definition for “office”):

“**industry, farm-related light**” means an industry that takes place indoors, and comprises the manufacture of farm products, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, provided live animals are not involved in any aspect of the operation and the rendering of raw animal products and processing of agricultural waste does not occur.

“**industry, light**” means an industry that takes place indoors, and comprises the manufacture, from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, repairs, incidental storage, sales and distribution of such products, but excluding basic industrial processing from raw materials.

“**farm products**” means raw or processed commodities or goods derived from the cultivation and husbandry of land, plants, animals (except pets and exotic animals) and any other similar activity including aquaculture that are grown, reared, raised or produced on a farm; and for this purpose does not include raw or processed timber.

“**personal service**” means a commercial use that is primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.

“**wholesale sales**” means a commercial use that consists of the selling of merchandise to retailers and to industrial, commercial, institutional or professional business users, contractors, other wholesalers, or the provision of a brokering or agency service for the selling of merchandise to such users.

“**accessory**” means, in relation to a use, building or structure: subordinate, customarily incidental and exclusively devoted to a principal use, building or structure expressly permitted by this Bylaw on the same lot...

2. Parking: The subject property contains a total of 45 parking spaces, with 3-4 designated for accessible use and four bicycle spaces. The parking requirements for commercial / industrial uses are as follows:

LAND USE	No of automobile parking spaces required per land use	Accessible parking	No of bicycle parking spaces required
Light Industry	1 per employee	5%	1 per 10 employees
Storage	1 per employee	5%	0
Wholesale sales	1 per 185 sq.m. sales area	5%	0
Other commercial uses	1 per 25 sq.m. floor area/outdoor sales area	5%	1 per 250m2 floor area
Single family dwelling	2 per unit	0	0

The following table describes the range of required parking for the current uses on the subject property:

Strata lot #	Use per strata lot (principal and accessory)	No. FTE * employees	Floor area (ft ²)	Floor area (m ²)	Parking if all office use	Current LUB requirement
1	Vacant	n/a	920	85	4	0
2	Vacant	n/a	920	85	4	0
3	Office for use by building construction professionals / trades	n/a	1050	98	4	4
4	Dwelling unit accessory to a commercial use	n/a	790	73	2	2
5	Light industry	1	790	73	3	1
6	Light industry	1.5	790	73	3	1.5
7	Office for use by building construction professionals /trades	1	790	73	3	3
8	Light industry	1	790	73	3	1
9	Farm-related light industry	2	790	73	3	2
10	Farm-related light industry	1	860	80	4	1
11	Storage	1	860	80	4	1
12	Storage	1	860	80	4	1
13	Light industry	1	860	80	4	1
14	Light industry	1	860	80	4	1
15	Farm-related light industry	1.5	860	80	4	1.5
16	Vacant	2	860	80	4	0
17	Light industry (1 owner uses 2 lots)	0	860	80	4	0
18	Light industry	2	1120	104	5	2
19	a) Office	n/a	1430	133	6	6
	b) Personal service	n/a				
	c) Farm-related light industry	3				
20	Light industry	2	1130	105	5	2
21	Storage	1	1130	105	5	1
22	Funeral home	n/a	1365	127	6	6
23	Light industry	2	1520	141	6	2
TOTAL			22205	2063	95	40

* FTE = full time equivalent

“Light industry” is abbreviated for “light industry, excluding uses that consume or use more than 1600 L/day of water.

COMMUNITY INFORMATION MEETING(S):

Staff considers this application to be sufficiently minor to not warrant a Community Information Meeting organized by staff. The applicant may organize and host a meeting if they wish.

RESULTS OF CIRCULATION:

In order to enable LTC consideration of an amenity bylaw, staff provided an early referral to the CRD Transportation Commission. On August 7, 2014 a referral response was received indicating that their interests are considered unaffected by the proposed rezoning.

Upon LTC direction to proceed with a bylaw, staff would begin neighbourhood and community-wide notification process. Staff notes that several years back, correspondence was submitted by an adjacent neighbor concerning drainage impacts.

ISSUES SUMMARY:

Staff notes the following issues to be considered by the LTC in conjunction with a draft bylaw (as identified in the OCP analysis of the previous staff report):

1. **Implications for connectivity** – The subject property is approximately 200m from the Ganges Village Pathway Network, and to the closest BC Transit stop – at the intersection of Upper Ganges and Long Harbour Road. Currently the route is only serviced 2-3 times a day, but staff recommends obtaining referral comments from BC Transit.

Upon review of an application referral in July 2014, the Capital Regional District's Transportation Commission (TC) stated that their interests were unaffected, and thus the CRD has not requested a pathway as a condition of zoning approval. Staff notes that the TC is responsible for pathways in the Ministry of Transportation and Infrastructure (MOTI) Right of Way (RoW). Because MOTI will only accept applications for work in their RoW by the CRD, staff examined an alternative possibility of a pathway along the parcel's frontage but outside of this area. This option does not appear to be feasible due to the siting of the buildings, stormdrainage ponds and wetlands. Furthermore a formal pathway over private property that doesn't connect to an existing network would create an unacceptable safety liability to be borne by the landowner.

In accordance with OCP Policy C.2.2.2.13 "The LTC will support the continued development of interconnected pedestrian pathways and trail networks," staff recommends the LTC work with the CRD to obtain a RoW for the purposes of enabling a pathway should there be a capital and implementation plan for this area in the future. The details of such a right of way would be provided to the LTC prior to public hearing.

2. **Agricultural impacts** – The Agricultural Advisory Planning Commission has indicated that they do not consider this application to have an impact on the adjacent ALR parcel. Upon LTC direction, staff recommends referring the proposal to the Agricultural Land Commission for comment.
3. **Housing impacts** – The applicant has requested that the zone amendment should limit the number of dwelling units to one for the entire development. The IAPC report strongly supported combining residential uses with commercial/industrial uses in villages. The report further recommended the removal of the necessity for the occupants of the residential units to be directly involved in the businesses, and no restrictions other than those on density and massing (IAPC, 2014, 38). They further recommended that live/work units should not be permitted to be converted into separate strata-titled residential units. Under the current C6 zoning, each Merchants' Mews strata lot would be permitted a dwelling unit accessory to the commercial use (to a maximum of 21 dwelling units). As such, staff supports the requested limit to one dwelling unit, permitted as a principal use.
4. **Impacts on parking** – Staff notes that the total floor area of the existing built form is 2063m²/ 22,205ft². Under general commercial use, this would require 95 parking spaces. If all uses were storage, warehouse or industrial (with one FTE employee), the parking demand would be 25 spaces. The requirement under the existing range of uses is 40, with a total of 45 available. Staff notes that the lack of bylaw enforcement complaints regarding parking may suggest that the demand for the existing balance of industrial/ personal service/ office uses is not currently a neighbourhood issue. Staff further notes that in accordance with OCP Policy C.2.3.2.1, "The Local Trust Committee should consider reviewing current parking requirements... to provide enough parking to accommodate the average, rather than peak parking demand." Transportation best practices suggest that reduced

parking supply may result in reduced per capita vehicle use.² Should the LTC wish to obtain an analysis of parking demand, they may make this request of the applicant.

The table below indicates the peak trip generation by use (per 1000 square feet of floor area) prepared by the Institute of Transportation Engineers, the leading standard in parking requirements in North America. This data compares the trip generation of current uses with the proposal. Please note that N/A indicates that no specific data was available for a given use.

Current uses	ITE Trip Generation (peak trip per 1000 ft ² floor area)
Offices for use by building construction professionals and trades	15
Automobile rentals	21
Funeral homes	n/a
Retail sales of building supplies, appliances and furniture	45
Light industry	10
Wholesale sales	9
Storage of goods and vehicles	5
Boat building, servicing and repairs	n/a
Service, repairs and sales of vehicles and equipment	31
Collection of recyclable materials	n/a
Dwelling unit	5
Proposed uses	ITE Trip Generation (peak trip per 1000 ft ² floor area)
Offices	15
Farm-related light industry	n/a
Personal service	36

5. **Impact on industrial lands** – The APC engaged in a debate over the community impact of the loss of some industrial uses, and was divided in the recommendation to remove industrial uses. Ultimately a resolution was passed supporting the proposal as presented. The application specifically requested that the zone amendment should permit “offices,” “radio station” and “personal services.” The proposal also requested eliminating the following uses:

- Automobile rentals with a maximum of five vehicles stored on-site
- Boat building, servicing and repairs
- Service, repairs and sales of vehicles and equipment
- Collection of recyclable materials, excluding outdoor sorting and storage

Added uses: The Industrial Needs Assessment recommended allowing more office space on industrially-zoned property under the goal of creating a more flexible regulatory environment (P.49). The report also recommended allowing all manners of office space on parcels zoned C6 (ibid.). Currently there is one personal service business and one radio station (office) operating on the subject lands. These proposals are consistent with the OCP land use designation of “Industrial and Commercial Services,” and with the recommendations of the UCL report stating that the LUB industrial/ commercial zones should allow greater flexibility of permitted uses. Staff also notes that the risk in the property converting to office and personal services is mitigated by the broad permissiveness of “personal services” as a home-based business.

² Victoria Transport Policy Institute. (2014). Land Use Impacts on Transport (<http://www.vtpi.org/tdm/tdm20.htm>).

The IAPC report recommended that Merchants’ Mews be considered as “General Employment Zone 1,” meaning light industry with minimal negative impact on neighbours. This was contrasted to “General Employment Zone 2,” which covers the bulk of industrially zoned areas, with larger lot sizes catering to businesses that require a moderate level of mitigation to minimize impact on neighbours.

Loss of uses: Many of the requested deleted uses were considered to be more appropriate in GE2 (larger lots with moderate levels of mitigation); staff note that the subject property has no mitigative design or landscaping features. The following table outlines the outstanding zones where the above uses would still be permitted.

Permitted use	Permitted in other zones
Automobile rentals	C1, C2, C3, CD2
Light industry from uses that consume more than 1600 L per day of water to 1000 L/d	In1, In1(c), In3, In4 (no limit on water use in industrial zones)
Service, repairs and sales of vehicles and equipment	In1, In1(c), In2, In2(a), In3, In4 (indoors only), home based business
Collection of recyclable materials	C1, C3, In1, In1(c), In2, In2(a), In3, In4, CF1, CF2
Boat building	CA1(c), In3, In4, Shoreline 1
Boat servicing and repairs	In1, In1(c), In2, In2(a), In3, In4

Service, repairs of vehicles. The Land Use Bylaw permits between 70 and 150m²/ (753 to 1614 ft²) of floor space to be used for a home-based business in most zones on Salt Spring Island (the higher area permitted on lots greater than 1.2 hectares). The 2013 Industrial Needs Assessment report³ concluded that the home based business provisions would create a demand for larger parcels of industrial land, rather than small parcels. Because vehicle repair and servicing (not sales) is permitted as a home based business, its prohibition on the subject property is not likely to be considered a loss of industrial lands as the size of the strata parcels ranges from 48 to 150 square meters (520 to 1620ft²) – smaller than what may operate legally on a residential lot. Business owners may make the choice simply work from home rather than seeking and paying for a small light industrial space (UCL, 2013, 5).

Automobile rentals; collection of recyclable materials; boat building, servicing and repairs. The UCL report expressed the need for industrial land is expected to continue to increase over time (2013, 4). Staff is reluctant to recommend the LTC pass a bylaw which limits industrial uses on Salt Spring Island, and proposed to the applicant that the nuisance factor may be mitigated by permitting the uses indoors (inside a fully enclosed building). The applicant indicated that the noise, odor and parking demands were a serious nuisance despite previously being conducted indoors for automobile servicing, and automobile rentals. Boat-related industry, however, could be acceptable if carried out in a fully enclosed building.

6. **Referrals** – Should the LTC give first reading to a proposed bylaw amendment, staff would initiate the bylaw referral process at the same time, seeking comments from:
 - a. CRD (in particular for impacts on the Cedar Lane Water System)
 - b. BC Transit for transit-related impacts
 - c. Ministry of Transportation and Infrastructure for access and infrastructure impacts
 - d. Ministry of Environment for impacts on nearby watercourses

³ Urbanics Consultants Ltd. (2013). Salt Spring Island Industrial Lands Needs Assessment. (<http://islandstrust.bc.ca/media/228324/SSIIndustrialLandNeedsAssessmentFinalReport.pdf>).

- e. Advisory Planning Commission in accordance with their request to review the bylaw
- f. Adjacent LTCs (in accordance with Islands Trust Policy 4.1.ix Inter-Local Trust Committee Community Planning Bylaw Referral).

7. **Water impacts** – The application requested that each use be limited to a consumption of 1000 litres of water per day because the subject property is serviced by a single well and has limited water storage. Staff notes that the subject neighbourhood has known water supply issues, but have concerns with limiting the water consumption per use, given the difficulty in enforcement without water meters on individual units. An alternative solution may be to make use of the metering on the entire development, and limit the total water consumption to 23,000L. The applicants have indicated that the strata will be considering a proposal at their AGM in 2015 to have meters installed on individual strata units. The LTC could make metering a condition of zoning approval, but this may not be feasible for the strata owners in the short term. Despite the enforcement issues, staff see merit in implementing a water limit per use, rather than on the specific number of food-related businesses, noting that one of the Guiding Principles in the Islands Trust Policy Statement for making decisions and exercising judgment that LTCs “will place priority on preserving and protecting the integrity of the environment and amenities in the Trust Area.”

The applicant has further requested a limit on the number of food-related businesses to five (the current number) because of the potential for high water demand. Staff has concerns in supporting this request, as it is an arbitrary limit, and moves in the opposite direction recommended by the 2008 Area Farm Plan⁴. One of the Plan’s top three recommendations was to establish agricultural infrastructure such as processing facilities on Salt Spring; permitting this use on additional parcels may take steps towards implementation. A limit per use of 1000L/day is an acceptable alternative for the applicant.

STAFF COMMENTS:

The following table summarizes staff rationale for the components of Draft Bylaw 479.

Land use	UCL comment/ recommendations	IAPC comment/ recommendations	Staff comment
Office	More general offices space to be permitted in commercial/ industrial zones	Expressed support in order to increase flexibility on C6 parcels	Support proposal
Dwelling unit	No comment on live/work scenario	Should be principal use, not accessory to commercial/ industrial	Previous LTC direction to separate the principal/ accessory provision; support
Personal service	No specific recommendations, but allow greater flexibility of permitted uses in industrial/ employment zones.	Recommend changing zoning to reflect “employment-driven” use versus explicit separation of industrial and commercial	Support proposal
Automobile rentals	No specific recommendations, but allow greater flexibility of permitted uses in industrial/ employment zones.	In “General employment 2” or a zone for businesses that require moderate levels of nuisance mitigation	Heavy parking demand and water usage; support proposal.
Boat building...	No specific recommendations, but allow greater flexibility of	In “General employment 2” or a zone for businesses that require	Nuisance impact could be mitigated by being

⁴ Area Farm Plan. (2008). Masselink. (<http://masselinkdesign.com/pdf/reports/SSI%20Area%20Farm%20Plan.pdf>)

	permitted uses in industrial/employment zones.	moderate levels of nuisance mitigation	conducted indoors.
Service, of vehicles/ equipment ...	No specific recommendations, but allow greater flexibility of permitted uses in industrial/employment zones.	In “General employment 2” or a zone for businesses that require moderate levels of nuisance mitigation	Noise and odor impact; support proposal.
Collection of recyclable materials...	No specific recommendations, but allow greater flexibility of permitted uses in industrial/employment zones.	In “General employment 1” or a zone with minimal impact on neighbours	Heavy parking demand, noise impact; support proposal.

Official Community Plan policy compliance: The Industrial and Commercial Services designation, overall community goals and infrastructure and servicing objectives are intended to retain existing industrial lands, while ensuring compatibility with adjacent land uses, rural character of the island and within the ecological and infrastructure capacities of the community’s natural and public resources.

Proposed bylaw: The previous staff report discussed a potential amenity bylaw for LTC consideration. Constructing a segment of pathway along the subject property’s frontage appears unfeasible at this time. As such, staff recommend the LTC proceed with bylaw reading, to further consider a Right of Way for a future pathway in this area prior to Public Hearing.

RECOMMENDATIONS:

THAT the Salt Spring Island Local Trust Committee GIVES FIRST READING to Draft Bylaw No. 479, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2014” (SS-RZ-2014.1, D. Borrowman, 315 Upper Ganges Road).

THAT the Salt Spring Island Local Trust Committee DIRECT STAFF to refer Proposed Bylaw No. 479, cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2014” to the Advisory Planning Commission and public agencies for comment (SS-RZ-2014.1, D. Borrowman, 315 Upper Ganges Road).

Prepared and Submitted by:

Kristin Aasen, Planner 2

Date

Concurred by:

Leah Hartley, Regional Planning Manager

Date

Appendix 1: Draft Bylaw No. 479

Appendix 2: Uses permitted in Commercial 6 (C6) zone

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 479

**A BYLAW TO AMEND “SALT SPRING ISLAND LAND USE BYLAW, 1999,” BEING
BYLAW NO. 355**

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:

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

- 1. By adding subsection 9.2.4 – Exceptions in Particular Locations - the following new Commercial 6 Zone Variation (a) – C6(a):

“Zone Variation – C6(a)

(16) The following uses, despite Article 9.2.1(1), are not permitted:

- (a) Automobile rentals.
- (b) Boat *building*, servicing and repairs.
- (c) *Service*, repairs and sales of vehicles and equipment.
- (d) Collection of recyclable materials.

(17) The following additional *uses* are permitted:

- (a) *Farm-related light industry*.
- (b) Offices.
- (c) *Personal services*.
- (d) *Indoor boat building*, servicing and repairs.
- (e) *Dwelling unit* in Strata Lot 4 Plan VIS4561.

(18) Water consumption for any individual *use* is not to exceed 100 litres per day.

And by making such consequential numbering alterations to effect this change.

2. By changing the zoning classification of Strata Lots 1 - 23 of Section 5 Range 3 East North Salt Spring Island Cowichan District Strata Plan VIS4561 Together With An Interest In The Common Property In Proportion To The Unit Entitlement of the Strata Lots As Shown On Form 1, from Commercial 6 – C6 to Commercial Zone Variation 6(a) – C6(a), as shown on Plan No. 1, attached to and forming part of this bylaw, and by making such alterations to Schedule “A” to Bylaw No. 355 as are required to effect this change.

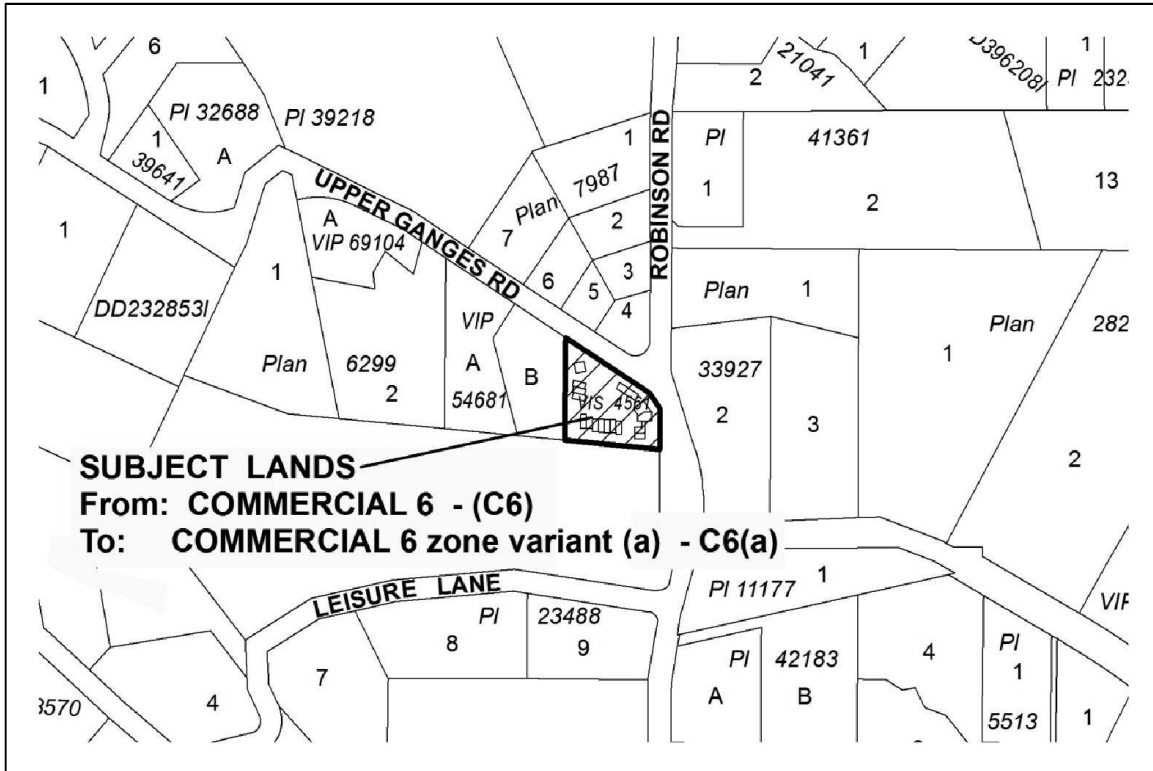
3. This Bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 3, 2014”.

READ A FIRST TIME THIS	DAY OF	, 20__
PUBLIC HEARING HELD THIS	DAY OF	, 20__
READ A SECOND TIME THIS	DAY OF	, 20__
READ A THIRD TIME THIS	DAY OF	, 20__
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	DAY OF	, 20__
ADOPTED THIS	DAY OF	, 20__

SECRETARY

CHAIRPERSON

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 479
Plan No. 1



Uses permitted in the Commercial 6 zone:

	C6
Principal Uses, Buildings and Structures	
<i>Indoor retail sales and rentals</i>	
<i>Indoor retail services, excluding Laundromats</i>	
<i>Laundromats</i>	
<i>Outdoor retail sales of nursery plants and home gardening supplies</i>	
<i>Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day</i>	
<i>Offices</i>	
<i>Banks and credit unions</i>	
<i>Indoor commercial recreation and amusement facilities</i>	
<i>Restaurants</i>	
<i>Churches</i>	
<i>Libraries</i>	
<i>Offices for use by building construction professionals and trades</i>	◆
<i>Automobile service stations</i>	
<i>Automobile rentals with a maximum of five vehicles stored on-site</i>	◆
<i>Veterinarian clinics and animal hospitals</i>	
<i>Indoor commercial and vocational schools</i>	
<i>Daycare centres for children, seniors, or people with special needs</i>	
<i>Funeral homes</i>	◆
<i>Multifamily dwelling units</i>	
<i>Commercial guest accommodation in hotels or guest houses.</i>	
<i>Retail sales of building supplies, appliances and furniture</i>	◆
<i>Light industry, excluding uses that consume or use more than 1600 litres/day of water</i>	◆
<i>Wholesale sales</i>	◆
<i>Storage of goods and vehicles, with the exception of outdoor storage of derelict vehicles or equipment, or waste materials</i>	◆
<i>Boat building, servicing and repairs</i>	◆
<i>Service, repairs and sales of vehicles and equipment.</i>	◆
<i>Collection of recyclable materials, excluding outdoor sorting and storage</i>	◆
<i>Public service uses</i>	◆
Accessory Uses	
<i>Indoor retail sales accessory to another permitted use</i>	◆
<i>Dwelling units accessory to a commercial use</i>	◆
<i>Restaurant accessory to another permitted use</i>	
<i>Home-based businesses accessory to residential use</i>	