

**SALT SPRING ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 461**

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

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

1.1 By adding the following new definition in Section 1.1:

**“secondary suite”** means an *accessory, self-contained dwelling unit*, located within a *building* that otherwise contains a *single-family dwelling*, and having a lesser *floor area* than the *principal dwelling unit*.”

1.2 By adding a new Schedule “I” titled “Secondary Suites Map” as shown on attached Plan No. 1, in appropriate alphabetical sequence.

1.3 By inserting a new Section 3.15 as follows:

**“3.15 SECONDARY SUITES**

3.15.1 *Secondary suites* are permitted on *lots* that are within or partially within the shaded area on Schedule “I” to this Bylaw.

*Information Note: Secondary suites are also permitted on lots within the Agricultural Land Reserve, zoned Agriculture 1 and Agriculture 2 by this Bylaw.*

*Information Note: Secondary suites that are permitted by these regulations also require a building permit from the Capital Regional District Building Inspection Office to be fully legalized.*

3.15.2 A *dwelling unit* is permitted to contain a *secondary suite* provided that:

- (1) the *dwelling unit* or the *secondary suite* is occupied by the owner of the *dwelling*; or
- (2) the *dwelling unit* or the *secondary suite* is occupied by a person other than the owner who has responsibility for managing the property, including dealing with complaints of neighbours arising from the occupancy of the property.

*Information Note: Pursuant to other provisions of this Land Use Bylaw, short term vacation rentals are not permitted in residential areas.*

- 3.15.3 There is a maximum of one *secondary suite* permitted per *lot*.
- 3.15.4 A *secondary suite* must be contained within the walls of the *building* that contains the *principal dwelling unit*.
- 3.15.5 The entrance to a *secondary suite* from the exterior of the *building* must be separate from the entrance to the *principal dwelling unit*.
- 3.15.6 The maximum *floor area* for a *secondary suite* is 90m<sup>2</sup> (968 ft<sup>2</sup>).
- 3.15.7 A *secondary suite* must not be subdivided from the *principal dwelling unit* under the Land Title Act or the Strata Property Act.
- 3.15.8 Where a *lot* is supplied by groundwater, a *building* containing a *secondary suite* must have sufficient available groundwater.
- Information Note: At time of Building Permit application, the Capital Regional District requires specific amounts of potable water be demonstrated, and proof of adequate septic capacity be provided, prior to issuing approvals.*
- 3.15.9 Where a *secondary suite* is supplied by rainwater collection, the rainwater system must be capable of supplying the suite with a sufficient quantity of *potable water*.
- 3.15.10 Where water is to be supplied to a *secondary suite* by a combination of sources, a written plan for the supply of water is to be provided that demonstrates an adequate supply of *potable water*.
- 3.15.11 Where water is supplied to a *secondary suite* by a *community water system*, the operator of the *community water system* must provide written confirmation that it has sufficient capacity to supply the *secondary suite*.
- 3.15.12 Where water is to be supplied from a surface *water body*, a water license, issued or amended after November 30, 1994, must permit the withdrawal of the required amount of water.

*Information Note: The provincial Water Management Branch completed a study of surface water availability in November of 1994. Water licenses issued before this time may not be a reliable indication that water is actually available in the necessary quantity."*

And by making consequential numbering alterations to effect this change.

- 1.4 By inserting in Table 1 of Section 5.5 the following new water supply standard for *subdivision*:

<b>TABLE 1 POTABLE WATER SUPPLY STANDARDS FOR SUBDIVISION</b>	
<b>USE</b>	<b>VOLUME (litres per day per lot)</b>
<i>Secondary Suite</i>	1200

- 1.5 By inserting in Table 3 of Section 7.1 the following new parking regulation:

<b>TABLE 3 MINIMUM NUMBER OF PARKING SPACES FOR AUTOMOBILES, DISABLED PARKING AND BICYCLES</b>			
<b>LAND USE</b>	<b>Number of Automobile Parking Spaces Required</b>	<b>Number of required Automobile Parking Spaces which must be designed for use by the disabled</b>	<b>Number of Bicycle Parking Spaces Required</b>
<b>RESIDENTIAL</b>			
<i>Secondary Suite</i>	1 per unit	0	0

- 1.6 By replacing the words “Subsection 3.1.1 of this Bylaw” in Article 9.9.1(1) with the words “Subsections 3.1.1 and 3.15.1 of this Bylaw”.
- 1.7 By removing the *Information Note* at Subsection 3.11.3.
- 1.8 By amending Article 3.13.8(2) to replace the phrase “*single-family dwelling*” with the phrase “*principal dwelling unit*”.
- 1.9 By removing the *floor area* limit for *secondary suites* in the table at Article 9.1.1(1)(b).
- 1.10 By adding the words “with the exception of *secondary suites*, where permitted” after “Minimum *lot area* required for more than one *dwelling unit* (ha)” in the table at Article 9.9.2 (1).

1.11 By adding the words “with the exception of *secondary suites*, where permitted” after “Maximum number of *dwelling units* per 8 ha” in the table at Article 9.10.2 (1).

2. This Bylaw may be cited as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 5, 2012”.

READ A FIRST TIME THIS	5 <sup>th</sup>	DAY OF	July	, 2012
READ A SECOND TIME THIS	22 <sup>nd</sup>	DAY OF	November	, 2012
PUBLIC HEARING HELD THIS	25 <sup>th</sup>	DAY OF	February	, 2013
READ A THIRD TIME THIS	21 <sup>st</sup>	DAY OF	March	, 2013
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	23 <sup>rd</sup>	DAY OF	April	, 2013
ADOPTED THIS	2 <sup>nd</sup>	DAY OF	May	, 2013

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CHAIR

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SECRETARY

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**Plan No. 1  
Schedule "I" Secondary Suites Map**

