



STAFF REPORT TO COMMITTEE

DATE OF REPORT December 21, 2023
MEETING TYPE & DATE Electoral Area Services Committee Meeting of January 17, 2024
FROM: Community Planning Division
Land Use Services Department
SUBJECT: Bylaw Referral from Salt Spring Islands Trust: Bylaw No. 536
FILE: 01-0400-60 Islands Trust 2023

PURPOSE/INTRODUCTION

The purpose of this report is to review the referral of “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 1, 2023” (Bylaw No. 536) and provide any comments to the Islands Trust.

RECOMMENDED RESOLUTION

That it be recommended to the Board that the Salt Spring Island Local Trust Committee be advised that the Cowichan Valley Regional District has no concerns with the proposed Salt Spring Island Local Trust Committee Bylaw No. 536, a bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999.

BACKGROUND

The Islands Trust has sent a proposal to amend the Salt Spring Zoning Bylaw to the CVRD for comment. The subject property is capable under the current zoning of being subdivided into as many as seven parcels. The following detail was provided in the referral email:

Purpose: The purpose of draft Bylaw No. 536 is to make amendments to the Salt Spring Island Land Use Bylaw No. 355 (LUB) to permit four (4) dwellings and one (1) seasonal cottage on the property.

The applicant is seeking to use the shared residential policy in the OCP (H.2) to allow for four single family dwellings and one seasonal cottage on the subject property. The application satisfies policies in this section and is a reduction in density from what would otherwise be permitted through subdivision, as the site could yield 7 lots. Seven lots would allow for one single family dwelling and one seasonal cottage on each lot (totaling 7 single family dwellings and 7 seasonal cottages in total). The proposed rezoning is a reduction in overall density on the site and would restrict future subdivision through a covenant.

Additional background, including the preliminary staff report and draft Bylaw No. 536 are located at: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/> as SS-RZ-2022.1 (50 Musgrave Road): Land Use Bylaw Amendment.

ANALYSIS

CVRD corporate interests in Salt Spring Island are limited as it lies within the Capital Regional District.

The reduction in density proposed through Bylaw No. 536 seems to align well with the Island Trust “preserve and protect” mandate, as seven parcels would likely have greater impact than four residences plus a seasonal cottage. Given the lack of direct CVRD interests, staff believe that a material comment is not required.

Option 1:

That it be recommended to the Board that the Salt Spring Island Trust Committee be advised that the Cowichan Valley Regional District has no concerns with proposed Bylaw No. 536.

Option 2:

That it be recommended to the Board that the Salt Spring Island Trust Committee be advised that the Cowichan Valley Regional District supports proposed Bylaw No. 536.

Option 1 is recommended.

FINANCIAL CONSIDERATIONS

N/A

COMMUNICATION CONSIDERATIONS

N/A

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

N/A

GENERAL MANAGER COMMENTS

☐ Not Applicable

Referred to (upon completion):

- ☐ Community Services (*Arts & Culture, Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Facilities & Transit*)
- ☐ Corporate Services (*Finance, Human Resources, Information Technology, Legislative Services*)
- ☐ Operations (*Parks & Trails, Recycling & Waste Management, Utilities*)
- ☐ Land Use Services (*Building Inspection & Bylaw Enforcement, Community Planning, Development Services, Strategic Initiatives*)
- ☐ Strategic Services (*Communications & Engagement, Economic Development, Emergency Management, Environmental Services*)

Prepared by:

Reviewed by:



Mike Tippett, RPP, MCIP
Manager

Not Applicable
Not Applicable



Ann Kjerulf, RPP, MCIP
General Manager

Reviewed for form and content and approved for submission to the Committee:

Resolution:

Financial Considerations:

☒ Corporate Officer

☒ Chief Financial Officer