

Islands Trust

Community Information Meeting East Point Wetland Proposal

**Saturna Island Local Trust Committee
January 29, 2026**



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Agenda

- Islands Trust Overview – Brad Smith, Island Planner
- ITC Overview – Kathryn Martell, Ecosystem Protections Specialist
- Presentation of Proposal – Peter Stolting, Property Owner
- Questions and Answers

Today's goal: To provide additional information to the community and answer any questions you may have.



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Role of Islands Trust

- Islands Trust provides the land use planning service for the Gulf Islands
- This includes establishing use and density provisions through OCPs and bylaws
- To change zoning on a property, a rezoning process must occur
- Rezoning is typically applicant driven or lead by the LTC through projects
- LTCs have broad discretion in regards to rezoning decisions
- LTCs can seek community amenities in exchange for rezoning



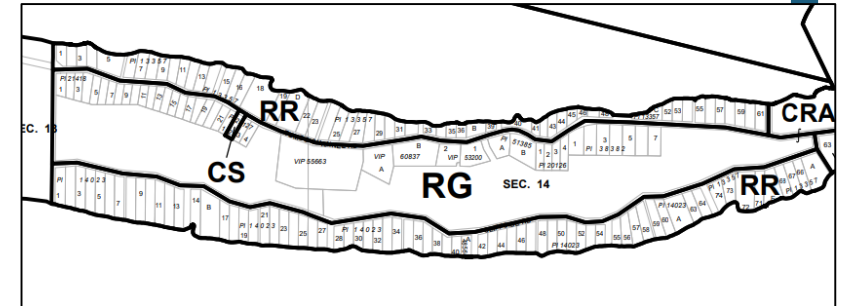
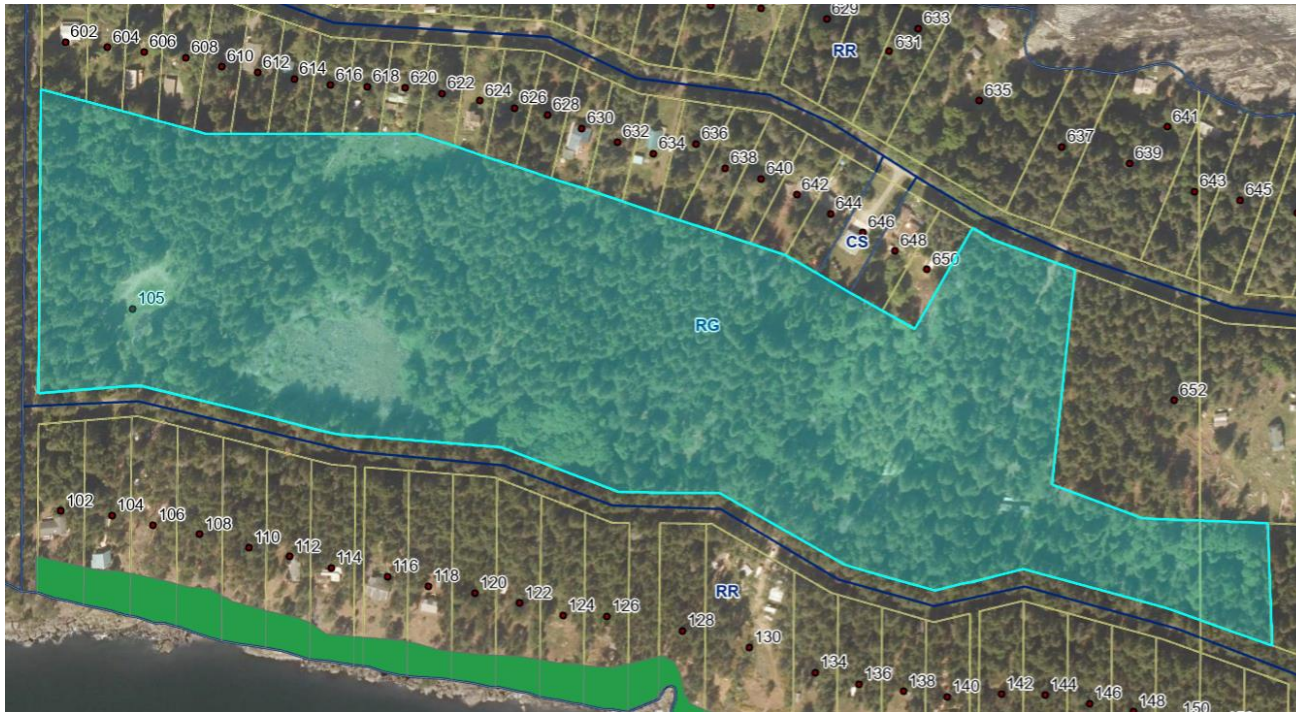
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Property Description

- Lot size of 105 Cliffside Road – 13.43 ha (33.2 acres)
- Parcel is zoned Rural General in the Saturna Island Land Use Bylaw No. 119
- Minimum RG lot size is 0.81 ha (2 acres), minimum average 2.02 ha (5 acres)
- Subdivision potential $13.43 \text{ ha} / 2.02 \text{ ha minimum average} = 6 \text{ lots}$ (5 new lots + remainder)
- Despite potential, a restrictive covenant held by the LTC prohibits further subdivision
- Currently there is one permitted dwelling on the lot



105 Cliffside



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Ecosystem mapping



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Rezoning Proposal

From Property Owner:

"Proposal is to permanently conserve a minimum of 4.5 acres of wetland and connecting buffer zone on 105 Cliffside rd. There is also a forested wetlands of 3.8 acres as well as two smaller disturbed wetlands that could be included based on further discussion.

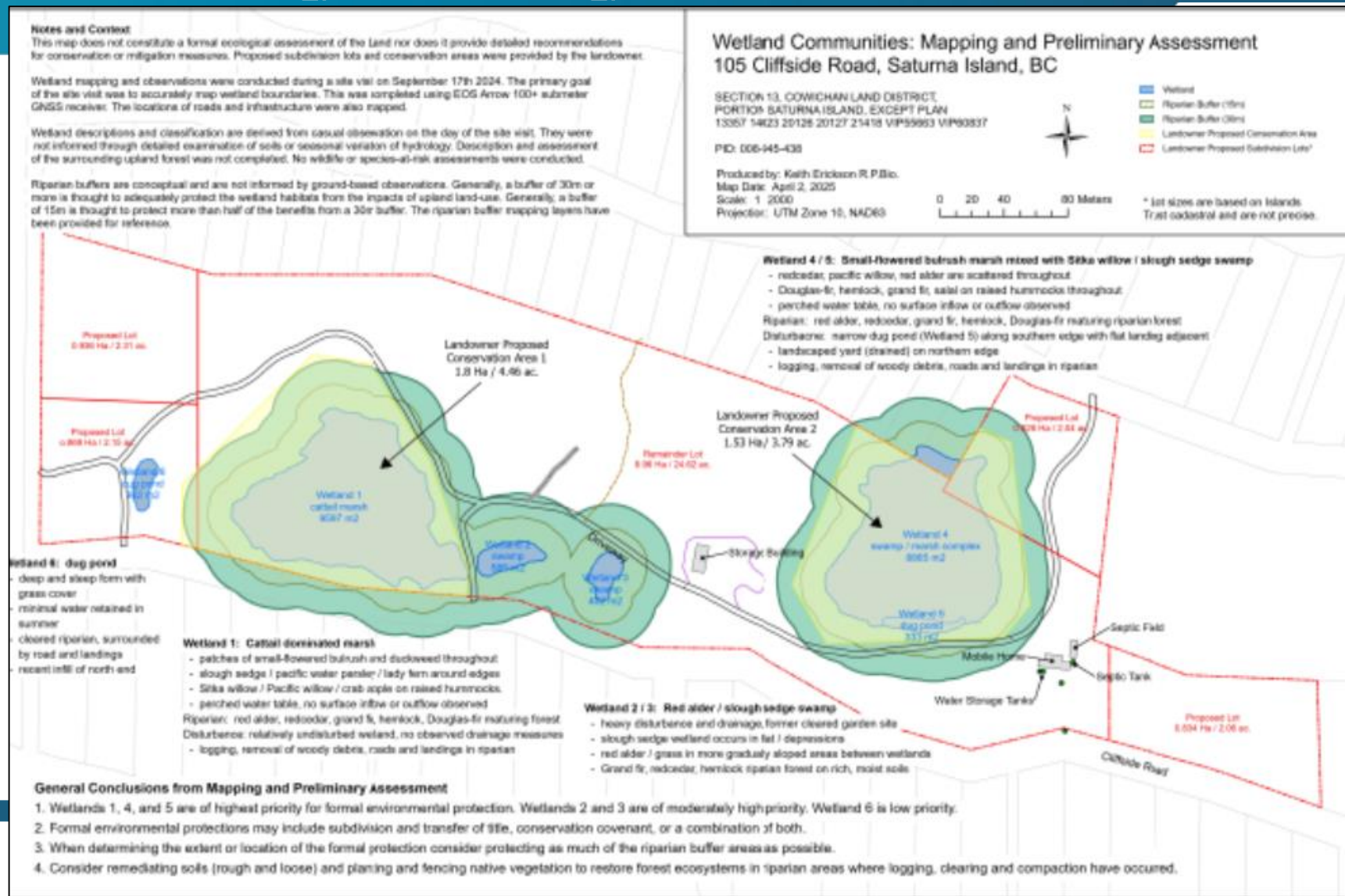
The combined protected area could exceed 10 acres. Conservation will be through a NAPTEP covenant. The boundaries determined by a certified biologist of conservation zones could be increased based on discussion and recommendations of the NAPTEP representative after a site visit.

In return for conserving potentially over 1/3 of the 33 acre property through NAPTEP we are asking the community to move 3 of the densities it is currently holding along with 1 private local density to this property and allow for a subdivision of potentially 4 lots of a minimum 2 acre size with a remainder portion of approximately 25 acres."



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Map of Proposal



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Rezoning Considerations

- Property Owner would need to submit formal application to Islands Trust
- Staff would review application and bring to LTC in a preliminary staff report with recommendations
- LTC then decides to proceed or not, and provides direction on any additional information to support application eg. survey plan, biologist's report, septic plan, hydrogeologist's report etc.
- OCP policy C.1.3 restricts increases in maximum subdivision capacity or residential density
- LTC has 3 densities currently in the Community Amenity Density Reserve (CADR) that could be transferred in exchange for the proposed community amenity of NAPTEP wetland protection
- The existing covenant would also need to be removed to permit the density transfer and subdivision
- The LTC could also seek other options for wetland protection in exchange for density, such as a land transfer to the CRD or to a not-for-profit conservancy organization

