



Saturna Island Local Trust Committee Regular Meeting Agenda

Date: June 14, 2018
Time: 12:30 pm
Location: Saturna Island Community Hall
105 East Point Road, Saturna Island, BC

			Pages
1.	CALL TO ORDER	12:30 PM - 1:00 PM	
2.	APPROVAL OF AGENDA		
3.	TOWN HALL AND QUESTIONS		
4.	COMMUNITY INFORMATION MEETING		
	none		
5.	PUBLIC HEARING		
	none		
6.	MINUTES	1:00 PM - 1:30 PM	
6.1	Local Trust Committee Minutes Dated April 27, 2018 (for Adoption)		4 - 10
6.2	Section 26 Resolutions-without-meeting Report		
	none		
6.3	Advisory Planning Commission Minutes		
	none		
7.	BUSINESS ARISING FROM THE MINUTES		
7.1	Follow-up Action List Dated June 2018		11 - 12
8.	DELEGATIONS		
8.1	Tom Mommsen & Risa Smith - Solar Energy & Salish Sea Renewable Energy Coop - Power Point Presentation		

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

none

10. APPLICATIONS AND REFERRALS

1:30 PM - 2:30 PM

10.1 SA-RZ-2018.1 (Hall/Crooks) - Staff Report & Draft Bylaws No. 220 & 221 (attached) 13 - 30

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Land Use Bylaw (LUB) Review - Staff Report & Draft Bylaw 119 (attached) 31 - 35

Link to the online Draft LUB:

www.islandstrust.bc.ca/islands/local-trust-areas/saturna/projects-initiatives/land-use-bylaw-technical-review/

11.2 Secondary Suites - Staff Report & Draft Bylaws No. 222 & 223 (attached) 36 - 51

12. REPORTS

2:30 PM - 3:00 PM

12.1 Work Program Reports (attached)

12.1.1 Top Priorities Report dated June 2018 52 - 52

12.1.2 Projects List Report Dated June 2018 53 - 53

12.2 Applications Report Dated June 2018 (attached) 54 - 55

12.3 Trustee and Local Expense Report Dated March 2018 (attached) 56 - 56

12.4 Adopted Policies and Standing Resolutions (attached) 57 - 58

12.5 Local Trust Committee Webpage

12.6 Chair's Report

12.7 Trustee Report

12.8 Trust Fund Board Report Dated May 2018 (attached) 59 - 60

13. NEW BUSINESS

none

14. UPCOMING MEETINGS 3:00 PM - 3:30 PM

14.1 Next Regular Meeting Scheduled for October 4, 2018 at the Community Hall, Saturna Island

- A Special Local Trust Committee Meeting will be held on July 28, 2018, at 1:00 pm, at the Saturna Recreation & Cultural Center.

15. TOWN HALL

16. CLOSED MEETING

none

17. ADJOURNMENT 3:30 PM - 3:30 PM

Saturna Island Local Trust Committee Minutes of Regular Meeting

Date: April 27, 2018
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

Members Present: George Grams, Chair
Paul Brent, Local Trustee
Lee Middleton, Local Trustee

Staff Present: Gary Richardson, Island Planner
Sharon Lloyd-deRosario, Legislative Clerk/Recorder

Guests: Fiona MacRaild, Senior Intergovernmental Policy Advisor

Public Present: There were 8 members of the public present.

1. CALL TO ORDER

Chair Grams called the meeting to order at 12:32 pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. He introduced Trustee Brent and Islands Trust staff; he advised that Trustee Middleton is on his way and that they would handle the couple of routine items while they await his arrival. Just as he finished speaking, Trustee Middleton arrived at 12:35 p.m.

2. APPROVAL OF AGENDA

Chair Grams asked trustees if they had comments or anything to add to the agenda; there were no amendments to the agenda.

By general consent the agenda was approved as presented.

3. TOWN HALL AND QUESTIONS

Chair Grams invited members of the public to speak; there was no response.

4. COMMUNITY INFORMATION MEETING

None

5. PUBLIC HEARING

None

6. MINUTES

6.1 Local Trust Committee Minutes Dated March 8, 2018

Chair Grams asked the trustees if they had any amendments to the minutes; there were two suggested amendments:

1. On page 5, item 12.7, 3rd paragraph, 3rd sentence, add the words “the Port of” before “Metro Vancouver”.
2. On page 5, item 12.7, first paragraph, 2nd sentence; change the word “will” to “may”.

By general consent the March 8, 2018, minutes were adopted as amended.

6.2 Section 26 Resolutions-without-Meeting Report

None

6.3 Advisory Planning Commission Minutes

None

7. BUSINESS ARISING FROM THE MINUTES

7.1 Follow-up Action List Dated April 2018

Fiona MacRaid suggested that the FUAL report not be used for tracking First Nations activities and advised that there are some changes coming.

8. DELEGATIONS

None

9. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage.

9.1 CRD Regional Parks - March 15, 2018 Letter re: Gulf Islands Regional Trails Plan

The correspondence was received as information.

10. APPLICATIONS AND REFERRALS

10.1 SA-TUP-2018.1 (Johnson)

Planner Richardson, reviewing his staff report, stated it was for the purpose of permitting a mobile food vending vehicle as a café with an outdoor seating area. He

added that he recommended approval and advised that Leah Johnson (applicant) would not be attending today. Trustee Brent stated that he would keep her advised of the outcome.

SA-2018-012

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee approve issuance of Temporary Use Permit SA-TUP-2018.1 (Johnson) for three (3) years.

CARRIED

10.2 SA-RZ-2018.1 (Hall)

Planner Richardson gave a brief overview of the application to transfer subdivision density from RG zone to FG zone and highlighted some main points.

SA-2018-013

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request staff to prepare a draft bylaw to amend Saturna Island Official Community Plan Bylaw No. 70, 2000 to amend the OCP designations on the North East ¼ of Section 2, Saturna Island, Cowichan District, Except Part in Plan 31309 and Lot A, Plan EPP34445, Saturna Island, Cowichan District to facilitate the transfer of 29 subdivision densities from the North East ¼ of Section 2 to Lot A.

CARRIED

SA-2018-014

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request staff to prepare a draft bylaw to amend Saturna Island Land Use Bylaw No. 78, 2002 to amend the zoning on the North East ¼ of Section 2, Saturna Island, Cowichan District, Except Part in Plan 31309 and Lot A, Plan EPP34445, Saturna Island, Cowichan District to facilitate the transfer of 29 subdivision densities from the North East ¼ of Section 2 to Lot A.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 First Nations Relationship Building

Planner Richardson, referring to his staff report gave a brief summary. He then introduced Fiona MacRaild, who presented two draft options to incorporate First Nations interests and history via OCP amendments into the Official Community Plan.

MacRaild gave some background on the work presented to the committee and members of the public. There was discussion; the Chair allowed some input from the community, and generally the public stated that there needs to be more education on this issue, with more engagement with the community where they can get involved before decisions are made.

Fiona MacRiald answered some questions from the community and committee.

SA-2018-015

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee direct staff to proceed with reviewing the Draft 2 version of the First Nations OCP amendment and to bring amended wording and associated mapping to a future Local Trust Committee meeting for community consultation and the Local Trust Committee's consideration.

AND

Hold a Community Information meeting for public consultation to receive comments on Draft 1, to gain a detailed understanding of its supportability.

CARRIED

SA-2018-016

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee, prior to proceeding with the First Nations amendment process, direct staff to obtain legal advice of Draft 2 being incorporated into the Official Community Plan.

CARRIED

11.2 Secondary Suites Review - Staff Report

Planner Richardson reviewed his staff report stating the recommendation and answered some questions.

SA-2018-017

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request staff to prepare a draft bylaw to amend Saturna Island Official Community Plan Bylaw No. 70, 2000 to allow secondary suites within residences, within the Saturna Island Local Trust Area.

CARRIED

SA-2018-018

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request staff prepare a draft bylaw to amend Saturna Island Land Use Bylaw No 78, 2002 to allow secondary suites within residences, within the Saturna Island Local Trust Area.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report Dated April 2018

Reviewed and received.

12.1.2 Projects List Report Dated April 2018

Reviewed and received.

12.2 Applications Report Dated April 2018

Reviewed and received.

12.3 Trustee and Local Expense Report Dated February 2018

The report was received.

12.4 Adopted Policies and Standing Resolutions

For information.

12.5 Local Trust Committee Webpage

No comments made.

12.6 Chair's Report

Chair Grams reported that the Islands Trust budget was passed; advised there is a new Director of Administration, Julia Mobbs, who seems to be excellent; next Trust Council will be on Saturna Island in July and Gambier in September.

12.7 Trustee Report

Trustee Brent had nothing to report.

Trustee Middleton reported that at March Trust Council, he brought forward a motion that council express concerns regarding the speculation tax, and suggested there be significant letter writing that it not apply to the Trust Area; an affordable housing report was presented that will be very useful and he added that William Shulba, Islands Trust Fresh Water Specialist, is doing some outstanding work.

12.8 Trust Fund Board Report Dated April 2018

The report was received.

Chair Grams announced that Trust Fund Board will have a name change to Islands Trust Conservancy in the near future.

13. NEW BUSINESS

13.1 Briefing - Land-use Planning Implications of Fisheries and Oceans Canada *Integrated Geoduck Management Framework March 2018*

Received for information.

13.2 Annual Report for LTC Endorsement

SA-2018-019

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee approves the attached text from the April 27, 2018, staff report, for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.

CARRIED

13.3 Approval Process for Community Water Systems on Salt Spring Island - EC Memo and Attachment

Received for information.

13.4 Ministry of Transportation & Infrastructure's Fresh Water Requirements for Subdivisions

Place item on the FUAL that Robert Kojima write a memo with the outcome to Trust Council.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for June 14, 2018, at the Community Hall, Saturna Island

SA-2018-020

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request staff to establish another Local Trust Committee meeting date in July, being the 14th, 21st or 28th.

CARRIED

15. TOWN HALL

Chair Grams opened the floor to the public.

Priscilla Ewbanks made a statement in support of the First Nations presentation; she also stated interest in hearing about the two new Islands Trust positions and the work that is being done.

Chair Grams stated that he will bring this request forward to Trust Council to have reports done for each position.

Priscilla Ewbanks stated she has concerns that there has not been any progress with the Saturna Holdings fuel dock.

Chair Grams responded that Adam Olsen is addressing Trust Council in June and that he would raise this with him.

16. CLOSED MEETING

None

17. ADJOURNMENT

By general consent the meeting was adjourned at 2:05 p.m.

George Grams, Chair

Certified Correct:

Sharon Lloyd-deRosario, Recorder

Follow Up Action Report

Saturna Island

08-Mar-2018

Activity	Responsibility	Target Date	Status
LUB Technical Review Project - staff to prepare draft bylaw for June 14 2018 LTC mtg.	Gary Richardson		Done

27-Apr-2018

Activity	Responsibility	Target Date	Status
LTC Minutes of March 8, 2018 approved as amended.	Lori Foster		On Going
SA-TUP-2018.1 (Johnson) - permit issued for 3 years.	Sharon Lloyd-deRosario		Done
SA-RZ-2018.1 Hall/Crooks - request funds as OCP amendment is also required (Amy) - OCP and LUB bylaw amendment numbers - Done - draft bylaw for June 14, 2018 LTC Mtg. (GR) - request mapping from Phil (GR) - request mapping for bylaws (GR)	Gary Richardson Sharon Lloyd-deRosario		Done
First Nations Relationship Building project - proceed with longer option (option 2) - legal review - amended project charter Â	Gary Richardson		On Going
Annual Report - endorsed as drafted	Robert Kojima		Done
Schedule special LTC meeting for July. preferred date July 28. Second choice July 14	Lori Foster		Done



Follow Up Action Report

Secondary Suite Project
- draft bylaws for June 14 meeting

Done



File No.: SA-RZ-2018.1 (Hall/Saturna
Garage and Contracting Ltd.)

DATE OF MEETING: June 14, 2018

TO: Saturna Island Local Trust Committee

FROM: Gary Richardson, Island Planner
Southern Team

SUBJECT: Proposed Subdivision Density Transfer from the North East ¼ of Section 2, Saturna Island, Cowichan District, Except Part in Plan 31309 to a portion of Lot A, Plan EPP34445, Saturna Island, Cowichan District
Applicant: Ron Hall (NE ¼ Sec 2)
Barry Crooks (Lot A)
Location: Hall property - 206 Narvaez Bay Road
Crooks property – 104 Narvaez Bay Road

RECOMMENDATION

1. That Saturna Island Local Trust Committee Draft Bylaw No. 120 cited as “Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.1, 2018” be read a first time.
2. That Saturna Island Local Trust Committee Draft Bylaw No. 121 cited as “Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.1, 2018” be read a first time.
3. That the Saturna Island Local Trust Committee directs staff to schedule a public hearing for Bylaw No. 120 cited as “Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.1, 2018” and Bylaw No. 121 cited as “Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.1, 2018”
4. That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 120 cited as “Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.1, 2018” and Bylaw No. 121 cited as “Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.1, 2018” are not contrary or at variance with the Islands Trust Policy Statement.

REPORT SUMMARY

As per the LTC’s direction at its April 27, 2018 LTC meeting staff has drafted two bylaws to allow for the transfer of subdivision density from an approximately 146.5 acre predominantly Rural General (RG) zoned lot to an approximately 112.5 acre Forest General (FG) portion of a lot and an approximately 4.8 acre Rural General (RG) portion of a lot.

Draft Bylaw 120 amends the OCP and Draft Bylaw 121 amends the LUB.

BACKGROUND

An application to rezone two large properties was received January 2018. The application is to transfer subdivision density from one lot to another.

The LTC passed the following resolution at its April 27, 2018 LTC meeting:

SA-2018-013

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request staff to prepare a draft bylaw to amend Saturna Island Official Community Plan Bylaw No. 70, 2000 to amend the OCP designations on the North East ¼ of Section 2, Saturna Island, Cowichan District, Except Part in Plan 31309 and Lot A, Plan EPP34445, Saturna Island, Cowichan District to facilitate the transfer of 29 subdivision densities from the North East ¼ of Section 2 to Lot A.

SA-2018-014

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request staff to prepare a draft bylaw to amend Saturna Island Land Use Bylaw No. 78, 2002 to amend the zoning on the North East ¼ of Section 2, Saturna Island, Cowichan District, Except Part in Plan 31309 and Lot A, Plan EPP34445, Saturna Island, Cowichan District to facilitate the transfer of 29 subdivision densities from the North East ¼ of Section 2 to Lot A.

NE ¼ of Section 2 (Hall Property)

The lot at **206 Narvaez Bay Road** (NE ¼ of Section 2) is considered the donor lot in the proposed transfer as it is the lot that the density is to be transferred from. The lot is presently zoned RG (145.5 acres) and Farmland (1 acre). The average area required for subdivision in the RG zone is 5 acres; therefore the lot has a subdivision potential of 29 lots. Each lot could potentially have a residence and a cottage sited on it which could result in a total of 29 residences and 29 cottages.

The lot at **104 Narvaez Bay Road** (Lot A, Plan EPP34445) is considered the receiver lot in the proposed transfer as it is the lot that the density is to be transferred to.

The portion of the lot subject to this application is presently zoned FG (112.5 acres) and RG (4.8 acres). The average area required for subdivision in the FG zone is 50 acres; therefore the FG portion of the lot has a subdivision potential of 2 lots. The average area required for subdivision in the RG zone is 5 acres; therefore the lot has no subdivision potential. Each FG lot could potentially have a residence and a cottage sited on it which could result in a total of 2 residences and 2 cottages.

Consultation

A community information meeting is recommended as part of the bylaw review process.

The public hearing notice will be posted in the newspaper, website, mailed and hand delivered to surrounding property owners, and posted on notice boards as per statutory requirements in advance of the public hearing.

The following agencies and First Nations have been identified for referring the draft bylaw for comment; the LTC may also direct staff to include other agencies not listed. Additionally, the LTC may choose to refer the draft bylaw to the Advisory Planning Commission.

- Ministry of Transportation and Infrastructure
- CRD, Building Inspection Services
- Island Health
- Provincial Agricultural Land Commission
- North Pender Island Local Trust Committee
- South Pender Island Local Trust Committee
- Mayne Island Local Trust Committee
- Cowichan Tribes
- Halalt First Nation
- Lake Cowichan First Nation
- Pauquachin First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Stz'uminus First Nation
- Tsartlip First Nation
- Tsawout First Nation
- Tsawwassen First Nation
- Tseycum First Nation
- Lyackson First Nation
- Malahat First Nation

Rationale for Recommendation

The removal of density from the NE1/4 of section 2 is recommended for the following reasons:

- Consistent with ITPS policy as due to its location, surrounded by GINPR lands, it creates a large unfragmented forest ecosystem.
- Helps preserve land within the ALR.

- Retains large land holding capable of sustainable forestry.
- Forestry zoning is consistent with historical and present use of the property.
- Forestry zoning is consistent with the BC Assessment Authority classification of Managed Forest that applies to the property.
- The distance of the property from island amenities makes it somewhat remote and would require more frequent and longer car trips to access.

The addition of density to Lot A is recommended for the following reasons:

- Provides walking distance access to the: café, store, post office, emergency services, recreation centre, recycling depot and health centre. Should provide for less car trips.
- Future housing on this property would benefit people that don't drive.
- Shorter distance to ferry and public dock which should provide for shorter car trips.
- The initial phase of the CRD trails plan shows a trail connection from the ferry terminal and public dock at Lyall Harbour to the vicinity of this property; therefore biking and walking to the ferry, public dock and amenities located in Lyall Harbour would be easier and safer.
- Shorter emergency response times due to distance from emergency services building.
- Creates a more complete, connected and compact community by locating density close to amenities.

Overall transferring density from the NE ¼ of Sec. 2 to Lot A achieves efficient use of the land base without exceeding the density limits defined in the OCP.

ALTERNATIVES

1. Amend the draft bylaws

The LTC could direct staff to amend certain aspects of the bylaws prior to proceeding.

2. Proceed No Further

If the LTC determines that these bylaws should not proceed a resolution to proceed no further should be passed.

NEXT STEPS

- 1) Schedule a CIM
- 2) Refer Draft Bylaws to First Nations and Agencies
- 3) Schedule a Public Hearing

Submitted By:	Gary Richardson, Island Planner	June 4, 2018
Concurrence:	Robert Kojima, RPM	June 4, 2018

ATTACHMENTS

:

1. Draft Bylaw 120
2. Draft Bylaw 121
3. Policy Statement Checklist

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 120**

**A BYLAW TO AMEND SATURNA ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 70, 2000**

The Saturna Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2018".

2. SCHEDULES

Saturna Island Official Community Plan No. 70, 2000 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

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____

APPROVED BY THE MINISTER COMMUNITY, SPORT AND CULTURAL
DEVELOPMENT THIS _____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

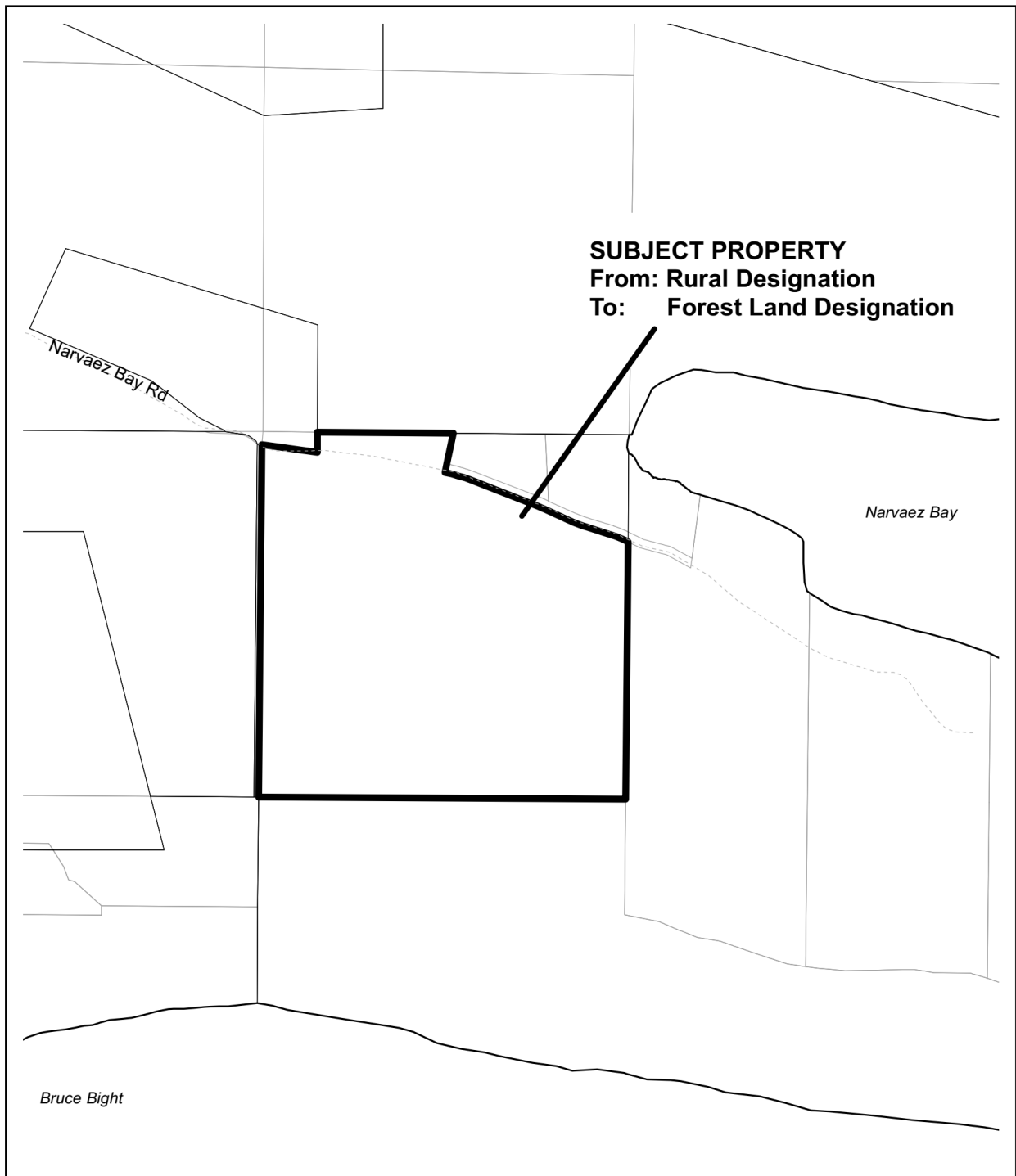
**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 120**

SCHEDULE 1

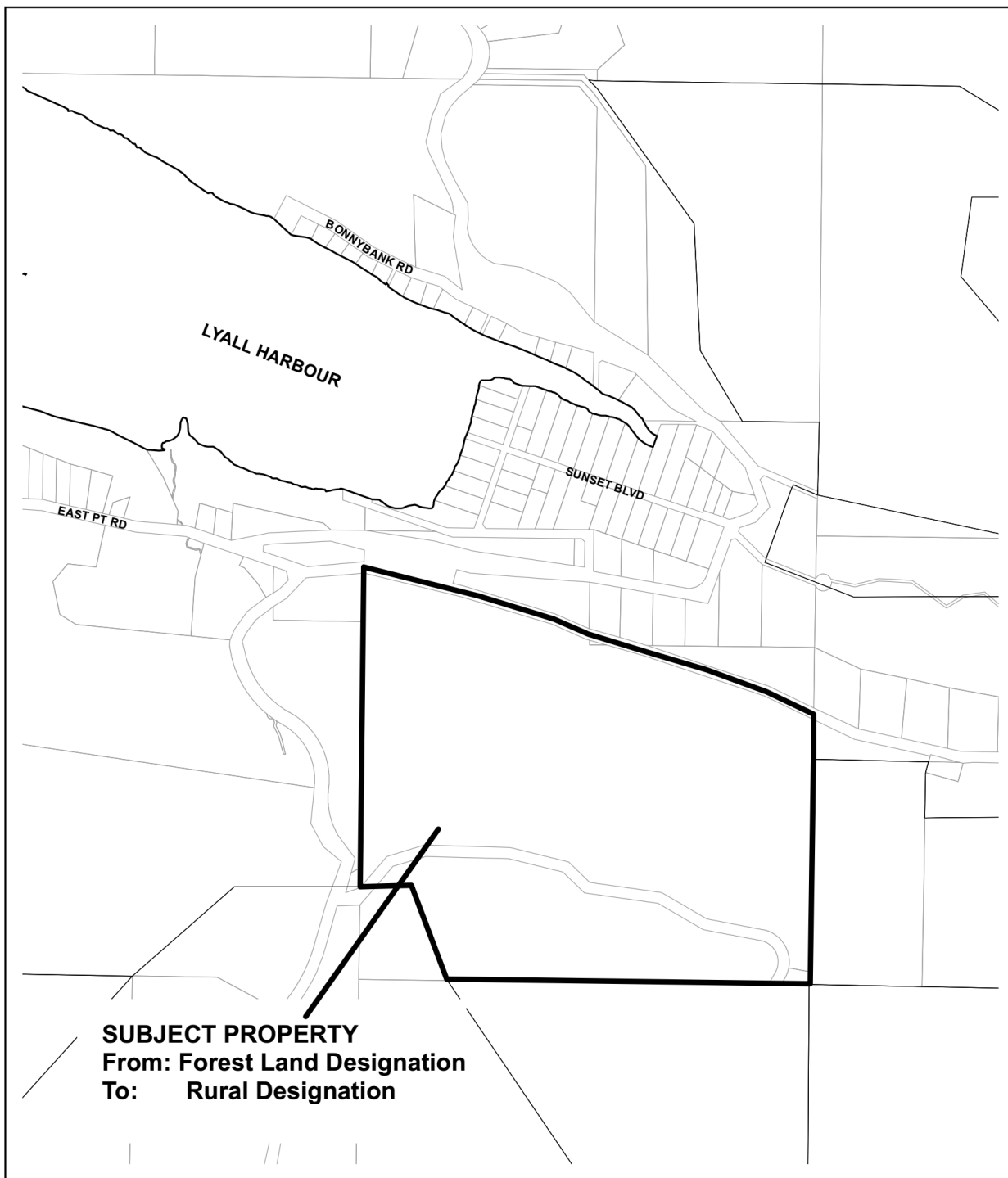
The Saturna Island Official Community Plan No. 70, 2000, is amended as follows:

- 1) By changing the designation of the lands legally described as the North East $\frac{1}{4}$ of Section 2 Saturna Island, Cowichan District, Except Part in Plan 31309 from the Rural designation to the Forest Land designation, as shown on Plan No. 1, which is attached to and forms part of this bylaw; and
- 2) By changing the designation of the lands legally described as Lot A, Sections 8 and 9, Plan EPP34445, Saturna Island, Cowichan District from the Forest Land designation to the Rural designation, as shown on Plan No. 2, which is attached to and forms part of this bylaw.

Plan No. 1



Plan No. 2



**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 121**

A BYLAW TO AMEND SATURNA ISLAND LAND USE BYLAW 78, 2002

The Saturna Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Saturna Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2018”.

2. Saturna Island Local Trust Committee Bylaw No. 78, cited as “Saturna Island Land Use Bylaw 78, 2002,” is amended as follows:

- 2.1 Schedule “B” – Zoning Map, is amended by changing the zoning classification of the North East 1/4, Section 2, Saturna Island, Cowichan District, Except Part in Plan 31309 from Rural General - RG to Forest General - FG, as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 78, as are required to effect this change.
- 2.2 Schedule “B” – Zoning Map, is amended by changing the zoning classification of a portion of Lot A, Sections 8 and 9, Plan EPP34445, Saturna Island, Cowichan District from Forest General - (FG) to Rural General - RG(c) as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 78 as are required to effect this change.
- 2.3 Schedule “B” – Zoning Map, is amended by changing the zoning classification of a portion of Lot A, Sections 8 and 9, Plan EPP34445, Saturna Island, Cowichan District from Rural General - RG to Rural General - RG(c) as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 78 as are required to effect this change.

- 2.4 Section 4.2 (Rural General Zone) is amended by adding the following site-specific zoning to the table contained in subsection 4.2.13 immediately following RG(b):

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>
	Legal Description	Site Specific Regulations
"RG(c)	Portion of Lot A, Section 8 and 9, Saturna Island, Cowichan District, Plan EPP34445.	(1) Despite 4.2.12 no subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 1.6 hectares (4 acres)."

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

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____

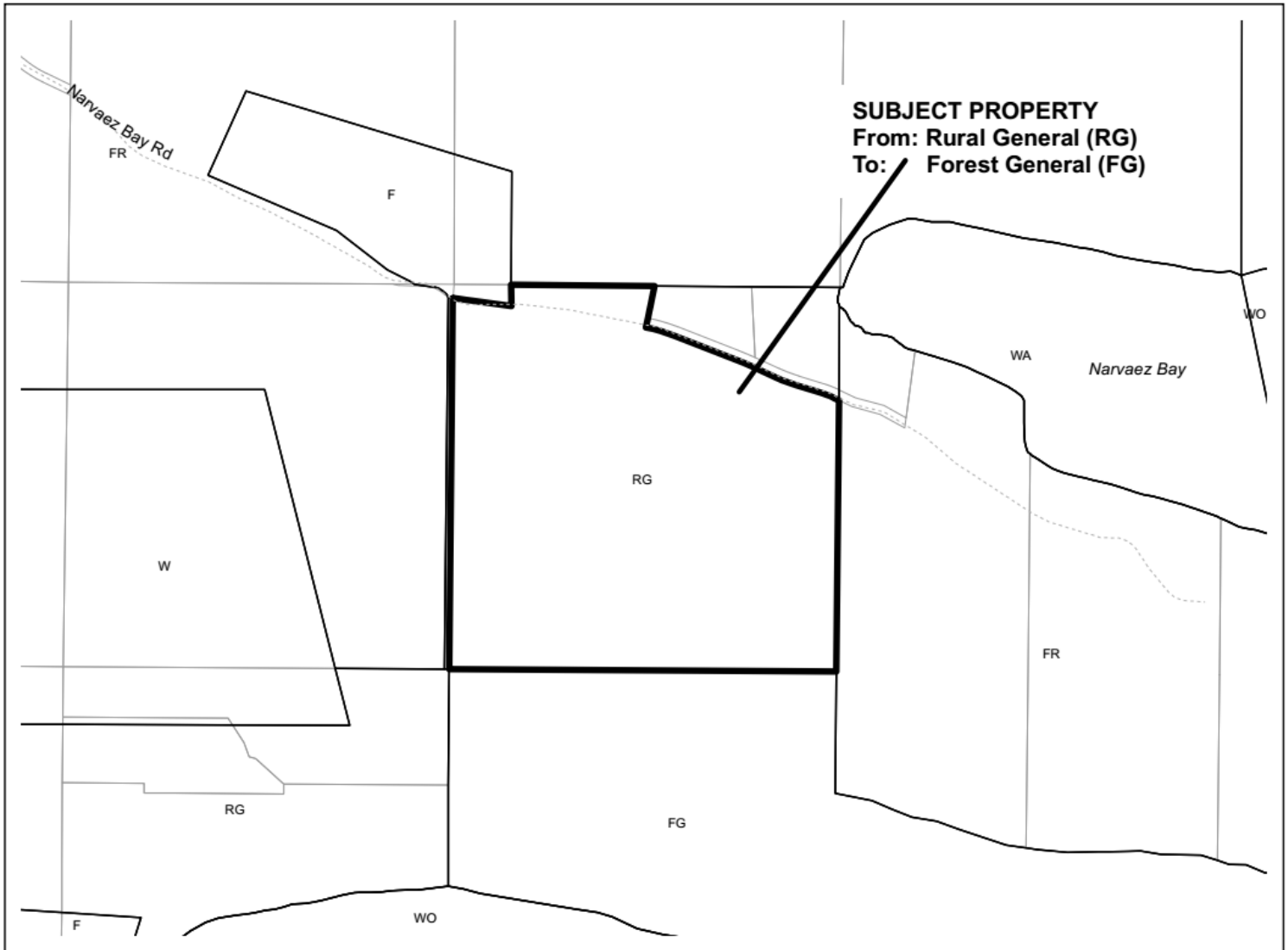
ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

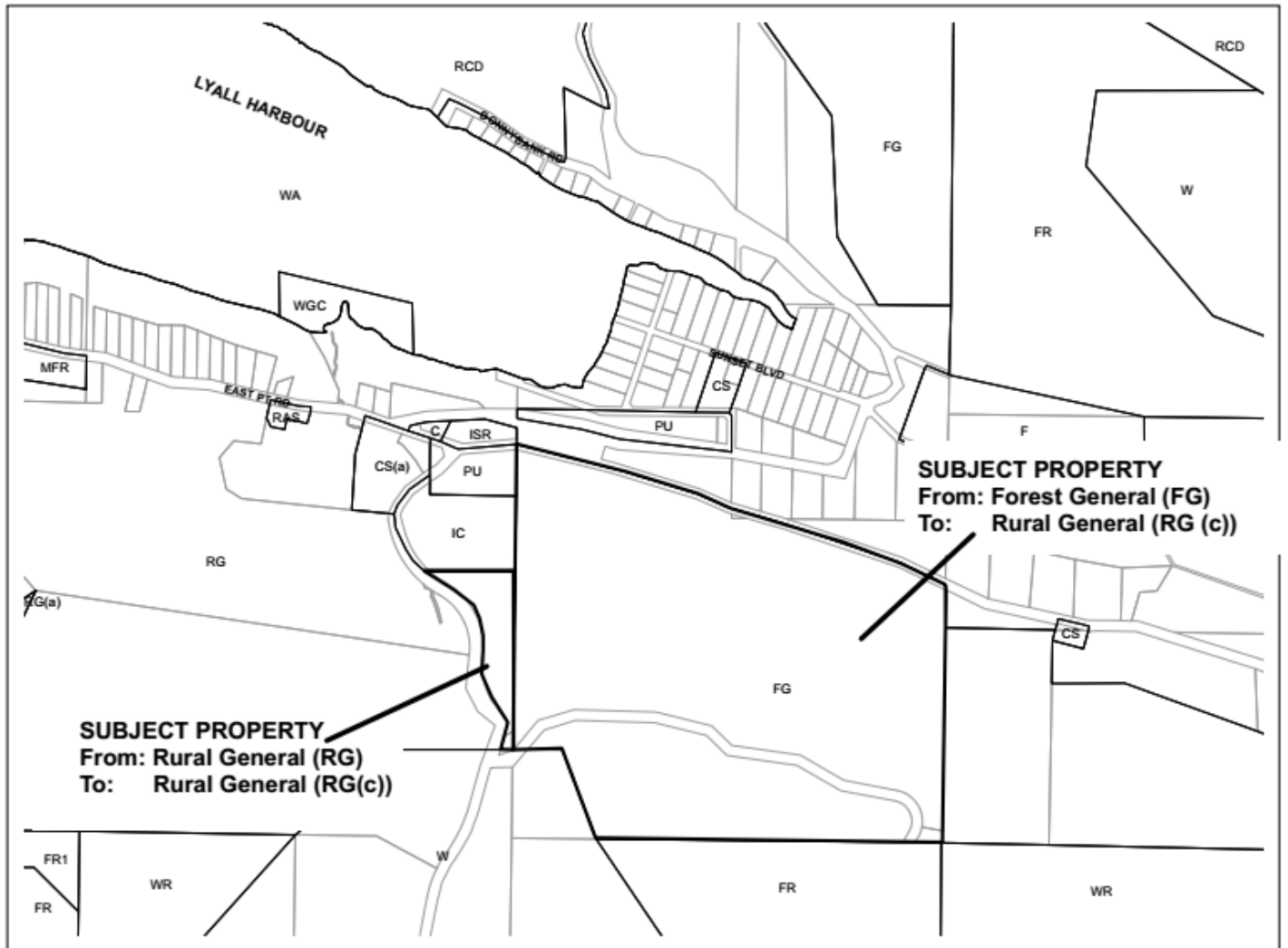
SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 121

Plan No. 1



SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 121

Plan No. 2





Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaws 120 & 121 and File No: SA-RZ-2018.1 (Hall/Crooks)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is **consistent** with the policy from the Policy Statement, or
- ✗ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
n/a	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
n/a	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
✓	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
n/a	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
n/a	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land
✓	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
✓	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	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.

CONSISTENT	NO.	DIRECTIVE POLICY
n/a	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
n/a	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
n/a	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
✓	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
✓	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
n/a	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
n/a	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.
n/a	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
	4.5	Coastal Areas and Marine Shorelands
n/a	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
n/a	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the

		protection of productive soils.
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PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
n/a	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
n/a	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
✓	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY
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	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
n/a	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
n/a	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:

File No.: 6500-20-LUB Technical
Review

DATE OF MEETING: June 14, 2018
TO: Saturna Island Local Trust Committee
FROM: Gary Richardson, Island Planner
Victoria Office
SUBJECT: Land Use Bylaw Technical Review
Applicant: Saturna Local Trust Committee

RECOMMENDATION

1. That the Saturna Island Local Trust Committee direct staff to amend the current Land Use Bylaw draft by incorporating the two amendments itemized in the staff report prepared for the June 14, 2018 LTC meeting and that staff be requested to prepare an RWM for consideration of first reading and scheduling of a public hearing.
2. That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 119 cited as "Saturna Official Community Plan Bylaw No.119, 2018 is not contrary or at variance with the Islands Trust Policy Statement.

REPORT SUMMARY

The review and update of the Land Use Bylaw (LUB) is a top priority project of the Saturna Island Local Trust Committee (LTC). A project charter endorsed October 17, 2017. Several staff reports and LUB Drafts have been prepared and presented at various Saturna LTC meetings. Staff reports and previous LUB drafts are posted on the Saturna Island LTC [webpage](#).

This report incorporates the amendments requested at the March 8, 2018 LTC meeting.

Two new amendments have been requested one by a landowner and one by the Local Trustees. A land owner has requested that a small upland portion of Money Marina be placed in an industrial zone for upland marina use. The other amendment was requested by the Local Trustees to allow limited commercial use on the government dock for fish sales and boat rentals.

BACKGROUND

The LUB has not been reviewed in its entirety since it was adopted on November 14, 2002. The LTC made the review of the LUB a top work program priority at its September 16, 2016 LTC meeting. Clear regulations assist the LTC, planning staff and the public in understanding how LUB regulations apply to the Saturna Island Planning area. Staff and legal counsel has reviewed the existing LUB and provided recommended revisions, additions, or deletions of a technical nature. The recommended revisions involve formatting, layout, and wording. The recommended changes include but are not limited to:

- Revising and removal of out-of-date references
- Revisions for clarity, correctness, and consistency
- Changes to regulations that exceed the LTC's jurisdiction
- Revisions to regulations that are inconsistent with recent case law
- Review of definitions

Any amendments that involve substantive policy changes identified as part of the technical should be itemized and set aside for future consideration as a separate project(s) for the LTC to consider.

The LTC met on October 23, 2017 and reviewed amendments recommended by staff. The amendments contained in the attached document were endorsed by the LTC at the October 23, 2017 LTC meeting.

The LTC passed the following resolutions at its March 8, 2018 LTC meeting:

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee direct staff to prepare a Draft Land Use Bylaw incorporating the amendments contained in the draft Land Use Bylaw document with highlighted amendments dated March 1, 2018.

SA-2018-007

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee direct staff to prepare a draft Official Community Plan Bylaw amendment in order to identify the National Park Reserve Lands within the Saturna Island Local Trust area.

Staff has amended the LUB as directed.

Separate OCP and LUB bylaws will be prepared regarding the National Park Reserve Lands and forwarded to the LTC to obtain 1st reading by RWM. This is being done so as not to slow the progress of the draft LUB as OCP amendments require approval by the Minister.

Prior to consideration of First reading of the bylaw, staff are recommending that two new items be reviewed the LTC's attention for potential inclusion in the bylaw:

- 1) Allowing limited commercial use on the government dock in Lyall Harbour. This will allow for boat rentals and seafood sales to take place.
- 2) Amend the zoning on a portion of Lot A, Plan EPP17708 (189 Eastpoint Road – Money Marina) to the Industrial Comprehensive (IC) zone. Attached to this report (attach 1) is a map showing a dashed line of the area being recommended for the IC zone. This will allow for the upland uses associated with the Marina to take place. The uses should be limited.

If the LTC directs staff to proceed with the two new amendments, the draft LUB and associated maps will be revised accordingly and forwarded to the LTC to consider 1st reading by RWM.

Consultation

A community information meeting is recommended in conjunction with the public hearing.

The public hearing notice will be posted in the newspaper, website, and posted on notice boards as per statutory requirements in advance of the public hearing.

The following agencies and First Nations have been identified for referring the draft bylaw for comment; the LTC may also direct staff to include other agencies not listed. Additionally, the LTC may choose to refer the draft bylaw to the Advisory Planning Commission.

- Ministry of Transportation and Infrastructure
- Island Health
- Agricultural Land Commission
- CRD
- North Pender Island Local Trust Committee
- South Pender Island Local Trust Committee
- Mayne Island Local Trust Committee
- Cowichan Tribes
- Halalt First Nation
- Lake Cowichan First Nation
- Pauquachin First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Stz'uminus First Nation
- Tsartlip First Nation
- Tsawout First Nation
- Tsawwassen First Nation
- Tseycum First Nation
- Lyackson First Nation
- Malahat First Nation

Rationale for Recommendation:

- The LTC is in the last year of its term and in order to complete this project a bylaw needs to proceed.
- The LUB has not been reviewed in 14 years
- The amended LUB will provide more certainty and assist the LTC, planning staff and the public in understanding how LUB regulations apply to the Saturna Island Planning area
- The two new amendments seem reasonable to include in a LUB technical review.

ALTERNATIVES

1. Request further amendments

LTC can request bylaw to be amended prior to proceeding.

NEXT STEPS

- 1) Direct staff to make the recommended revisions
- 2) Complete RWM for 1st reading
- 3) Refer Draft Bylaws to First Nations and Agencies
- 4) Schedule a Public Hearing and CIM

Submitted By:	Gary Richardson, Island Planner	June 6, 2018
Concurrence:	Robert Kojima, RPM	June 6, 2018

ATTACHMENTS

1. Money Marina Map (189 East Point Road)

Note the draft LUB prepared for the June 14, 2018 LTC meeting is under separate cover and will be posted to the Saturna Webpage with the agenda.





File No.: 6500-20-Secondary Suite
Review

DATE OF MEETING: June 14, 2018
TO: Saturna Island Local Trust Committee
FROM: Gary Richardson, Island Planner
Southern Team
SUBJECT: Secondary Suite Review
Location: Saturna Island Local Trust Area

RECOMMENDATION

1. That Saturna Island Local Trust Committee Draft Bylaw No. 122 cited as “Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.2, 2018” be read a first time.
2. That Saturna Island Local Trust Committee Draft Bylaw No. 123 cited as “Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.2, 2018” be read a first time.
3. That the Saturna Island Local Trust Committee directs staff to schedule a public hearing for Bylaw No. 122 cited as “Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.2, 2018” and Bylaw No. 123 cited as “Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.2, 2018”
4. That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 122 cited as “Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.2, 2018” and Bylaw No. 123 cited as “Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.2, 2018” are not contrary or at variance with the Islands Trust Policy Statement.

REPORT SUMMARY

The purpose of this report is to present the Saturna LTC with an OCP amendment and an LUB amendment that would allow secondary suites within residences within the Saturna Island Local Trust Area. The LUB amendment excludes areas that are known to have a problem with the quality or quantity of the supply of fresh water.

BACKGROUND

This issue was identified as a Work Program Priority by Resolution-Without-Meeting November 22, 2017.

A project charter was endorsed March 8, 2018.

The LTC passed the following resolution at its April 27, 2018 LTC Meeting:

SA-2018-017

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request staff to prepare a draft bylaw to amend Saturna Island Official Community Plan Bylaw No. 70, 2000 to allow secondary suites within residences, within the Saturna Island Local Trust Area.

SA-2018-018

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee request staff prepare a draft bylaw to amend Saturna Island Land Use Bylaw No 78, 2002 to allow secondary suites within residences, within the Saturna Island Local Trust Area.

Consultation

A community information meeting is recommended as part of the bylaw review process.

The public hearing notice will be posted in the newspaper, website, mailed and hand delivered to surrounding property owners, and posted on notice boards as per statutory requirements in advance of the public hearing.

The following agencies and First Nations have been identified for referring the draft bylaw for comment; the LTC may also direct staff to include other agencies not listed. Additionally, the LTC may choose to refer the draft bylaw to the Advisory Planning Commission.

- Ministry of Transportation and Infrastructure
- Island Health
- FLNR – Pat Lapsevic
- Agricultural Land Commission
- CRD, Building Inspection Services
- North Pender Island Local Trust Committee
- South Pender Island Local Trust Committee
- Mayne Island Local Trust Committee
- Cowichan Tribes
- Halalt First Nation
- Lake Cowichan First Nation
- Pauquachin First Nation
- Penelakut Tribe

- Semiahmoo First Nation
- Stz'uminus First Nation
- Tsartlip First Nation
- Tsawout First Nation
- Tsawwassen First Nation
- Tseycum First Nation
- Lyackson First Nation
- Malahat First Nation

Rationale for Recommendation

- Staff is recommending secondary suites be permitted in all zones that permit a residence and that one suite be permitted per residence. This seems reasonable as zones permitting multiple residences are large lots which would minimize the impact of each dwelling having a secondary suite.
- Secondary suites should not have a floor area larger than 90 m² (968 ft²), be on the ground floor of a building, and have a separate entrance to the outside. This is to be consistent with the BC building code.
- That secondary suites not be permitted on East Point or Saturna Beach areas. This is due to groundwater concerns in those areas.
- Permitting secondary suites on all areas of the island will allow property owners and the market to determine where suites will be constructed. This gives flexibility and opportunity for all residential land owners to have equal opportunity to construct a suite.
- Due to the small size of the secondary suites and due to them being constructed within the footprint of an existing dwelling they should not impact the aesthetic, environmental and social balance on the island beyond what an existing residence would do.
- Allowing secondary suites could assist the community in addressing its perceived housing diversity and affordability issues.
- The housing can be created without public expenditures or the involvement of community organizations.
- Experience on other islands that have permitted secondary suites is that the uptake on the building of suites is very slow and gradual.

- The general manager planning and protective services at the Capital Regional District has confirmed to Islands Trust staff that the CRD will not issue a building permit for a secondary suite without it meeting all requirements of servicing. Confirmation that there is capacity in both the water supply and sewer system is required before a building permit is issued. If the LTC permits secondary suites in zoning, they will still need to be approved through the building permit process.

ALTERNATIVES

1. Request amendments

LTC can request bylaws to be amended prior to proceeding.

2. Proceed No Further

If the LTC determines that these bylaws should not proceed a resolution to proceed no further should be passed.

NEXT STEPS

- 1) Schedule a CIM
- 2) Refer Draft Bylaws to First Nations and Agencies
- 3) Schedule a Public Hearing

Submitted By:	Gary Richardson, Island Planner	June 5, 2018
Concurrence:	Robert Kojima, RPM	June 5, 2018

ATTACHMENTS

1. Draft Bylaw 122
2. Draft Bylaw 123
3. Policy Statement Checklist

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 122**

**A BYLAW TO AMEND SATURNA ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 70, 2000**

The Saturna Island Local Trust Committee enacts in open meeting assembled as follows:

1. CITATION

This Bylaw may be cited for all purposes as "Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 2, 2018".

2. SCHEDULES

Saturna Island Official Community Plan No. 70, 2000, is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

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____

APPROVED BY THE MINISTER COMMUNITY, SPORT AND CULTURAL
DEVELOPMENT THIS _____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 122**

SCHEDULE 1

The Saturna Island Official Community Plan No. 70, 2000, is amended as follows:

1. Amending subsection C.1.3 by inserting the following as the last sentence in the subsection: "Secondary suites are not considered as residential density for the purposes of calculating overall residential density within the Saturna Island Local Trust Area."
2. Amending section D.1 Rural by adding a new section j) immediately following section i) as follows:

"j) Secondary suites may be permitted in designations that permit residential use."
3. Amending subsection D.1.R Rural Residential by adding a new article D.1.R.7 immediately following article D.1.R.6 as follows:

"D.1.R.7 One secondary suite, limited in size, contained within a primary residence may be permitted per primary residence."
4. Amending subsection D.1.G Rural General by adding a new article D.1.G.6 immediately following article D.1.G.5 as follows:

"D.1.G.6 One secondary suite, limited in size, contained within a primary residence may be permitted per primary residence."
5. Amending subsection D.1.C Rural Comprehensive by adding a new article D.1.C.5 immediately following article D.1.C.4 as follows:

"D.1.C.5 One secondary suite, limited in size, contained within a primary residence may be permitted per primary residence."
6. Amending section D.2 Farmland by adding a new subsection D.2.10 immediately following subsection D.2.9 as follows and renumbering the remaining subsections accordingly:

"D.2.10 One secondary suite, limited in size, contained within a primary residence may be permitted per primary residence."
7. Amending section D.4 Forest by adding a new subsection D.4.14 immediately following subsection D.4.13 as follows and renumbering the remaining sections accordingly:

“D.4.14 One secondary suite, limited in size, contained within a primary residence may be permitted per primary residence.”

8. Amending section D.4 Forest by adding a new subsection D.4.20 immediately following subsection D.4.19 as follows and renumbering the remaining subsections accordingly:

“D.4.20 One secondary suite, limited in size, contained within a primary residence may be permitted per primary residence on Forest Residential zoned land.”

9. Amending section D.5 Heritage Forest by adding a new subsection D.5.6 immediately following subsection D.5.5 as follows:

“D.5.6 One secondary suite, limited in size, contained within a primary residence may be permitted per primary residence.”

10. Amending section D.6 Wilderness Reserve by adding a new subsection D.6.5 immediately following subsection D.6.4 as follows and renumbering the remaining sections accordingly:

11. “D.6.5 One secondary suite, limited in size, contained within a primary residence may be permitted per primary residence.”

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 123**

A BYLAW TO AMEND SATURNA ISLAND LAND USE BYLAW 78, 2002

The Saturna Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Saturna Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This bylaw may be cited for all purposes as “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 2, 2018”.

2. Saturna Island Local Trust Committee Bylaw No. 78, cited as “Saturna Island Land Use Bylaw 78, 2002,” is amended as follows:

1. Part 2 General Regulations is amended by inserting the following as a new section 2.19:

“2.19 Secondary Suites

(1) The secondary suite must be contained within the walls of the building that contains the principal residence.

(2) The entrance to a secondary suite from the exterior of the building must be separate from the entrance to the principal residence.

(3) A building permit shall not be issued for a secondary suite until the building is serviced by an adequate supply of potable water.

(4) The floor area of the secondary suite shall not exceed 90 m² (968 ft²) nor shall it exceed 40 per cent of the floor area of the principal residence. A secondary suite must not be subdivided from the principal residence under the Land Title Act or the Strata Property Act.

(5) Secondary suites are not permitted in the areas depicted on Schedule D.”

2. By adding a new subsection immediately following subsection 4.1.4 as follows:

“ 4.1.5 One secondary suite is permitted per residence subject to section 2.19.” and renumbering the following sections accordingly;

3. By adding a new subsection immediately following subsection 4.2.6 as follows:

“ 4.2.7 One secondary suite is permitted per residence subject to section 2.19.” and renumbering the following sections accordingly;

4. By adding a new subsection immediately following subsection 4.4.4 as follows:
 “ 4.4.5 One secondary suite is permitted per residence subject to section 2.19.”
 and renumbering the following sections accordingly;
5. By adding a new subsection immediately following subsection 7.1.3 as follows:
 “ 7.1.4 One secondary suite is permitted per residence subject to section 2.19.”
 and renumbering the following sections accordingly;
6. By adding a new subsection immediately following subsection 7.3.4 as follows:
 “ 7.3.5 One secondary suite is permitted per residence subject to section 2.19.”
 and renumbering the following sections accordingly;
7. By adding a new subsection immediately following subsection 9.2.4 as follows:
 “ 9.2.5 One secondary suite is permitted per residence subject to section 2.19.”
 and renumbering the following sections accordingly;
8. By adding a new subsection immediately following subsection 9.3.6 as follows:
 “ 9.3.7 One secondary suite is permitted per residence subject to section 2.19.”
 and renumbering the following sections accordingly;
9. By adding a new subsection immediately following subsection 10.1.3 as follows:
 “10.1.4 One secondary suite is permitted per residence subject to section 2.19.”
 and renumbering the following sections accordingly;
10. By adding a new parking requirement “k” to Part 14, Table 1: Off street parking requirements, following “(j)” as follows:

Table 1: Off street parking requirements		
	Use	Minimum Number of Off street parking Spaces Required
(k)	Secondary Suite	1 per secondary suite

11. By adding a new definition to Part 15. Interpretation immediately after subsection 15.1.40 as follows:
 “15.1.41 “**secondary suite**” means an accessory, self-contained residential unit, located within a building that otherwise contains a residential unit, and having a lesser floor area than the principal residential unit.”;
 and renumbering the following sections accordingly.
12. By adding a new ‘Schedule D’ immediately following ‘Schedule C’ as shown on Plan No. 1 which is attached to this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

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____

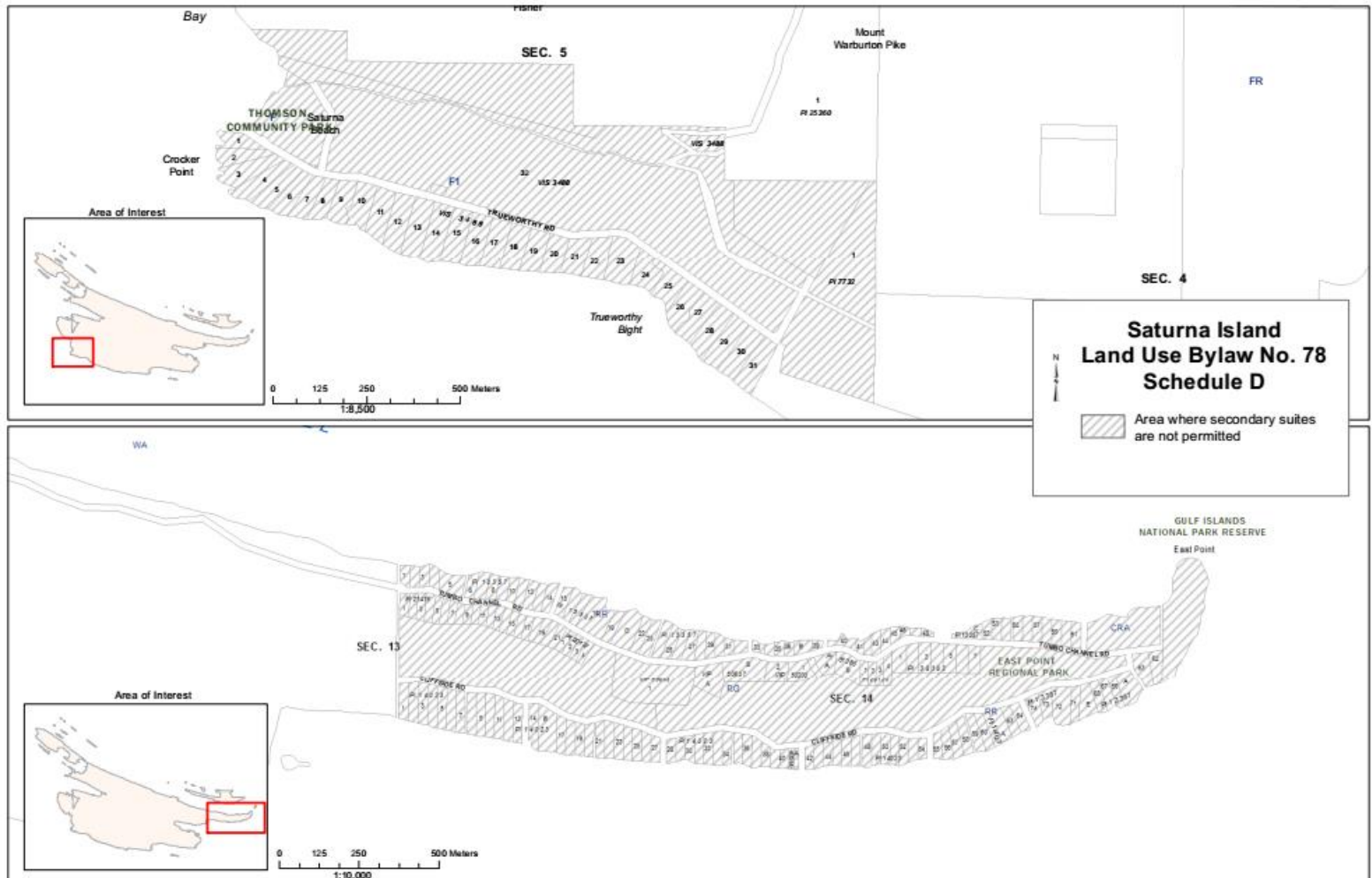
ADOPTED THIS _____ DAY OF _____ 20____

Chair

Secretary

SATURNA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 123

Plan No. 1





Islands Trust

POLICY STATEMENT DIRECTIVES ONLY CHECK LIST

Bylaws 122 & 123 and File No: 6500-20-Secondary Suite Review

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committee address certain matters in their official community plans and regulatory bylaws and Island Municipalities address certain matters in their official community plans and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECK LIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is **consistent** with the policy from the Policy Statement, or
- ✗ if the bylaw is **inconsistent (contrary or at variance)** with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

Part III Policies for Ecosystem Preservation and Protection

CONSISTENT	NO.	DIRECTIVE POLICY
	3.1	Ecosystems
n/a	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
n/a	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
n/a	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
n/a	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
n/a	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
n/a	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
n/a	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: Policies for the Stewardship of Resources

CONSISTENT	NO.	DIRECTIVE POLICY
	4.1	Agricultural Land
n/a	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
n/a	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
n/a	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.

CONSISTENT	NO.	DIRECTIVE POLICY
n/a	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture
n/a	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
n/a	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
n/a	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
n/a	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
n/a	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
✓	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.
n/a	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
	4.5	Coastal Areas and Marine Shorelands
n/a	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
n/a	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
n/a	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
n/a	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
n/a	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the

		protection of productive soils.
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PART V: Policies for Sustainable Communities

CONSISTENT	NO.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
n/a	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
n/a	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
n/a	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
n/a	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
n/a	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
n/a	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
n/a	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	NO.	DIRECTIVE POLICY
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	5.5	Recreation
n/a	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
n/a	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
n/a	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
n/a	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
n/a	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
n/a	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
n/a	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
✓	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	COMPLIANCE WITH TRUST POLICY
	NOT IN COMPLIANCE WITH TRUST POLICY for the following reasons:

Top Priorities

Saturna Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	First Nations Relationship Building	Legal Review of OCP amendment.	16-Sep-2016	Gary Richardson	
2	LUB Technical Review	Draft Bylaw prepared for the June 14, 2018 LTC meeting for the LTCs review.	30-Sep-2017	Gary Richardson	30-Sep-2018
3	Secondary Suite Review	Draft bylaws prepared for June 14, 2018 meeting for the LTCs review.	22-Nov-2017	Gary Richardson	01-Dec-2018



Projects

Saturna Island

Description	Activity	R/Initiated
Shoreline Review		17-Jun-2016
Review Density Transfer Mechanisms		16-Sep-2016
Amenity Zoning Review		16-Sep-2016



Islands Trust

Print Date: June 6, 2018

Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
SA-RZ-2018.1	Ronald Hall & Saturna Garage and Contracting Planner: Gary Richardson	15-Jan-2018	To amend zoning of two properties.
Planning Status			
Status Date: 05-Jun-2018 Draft Bylaws prepared for June 14, 2018 LTC meeting			
Status Date: 31-Jan-2018 Preliminary Staff Report to be prepared for April 27, 2018 LTC Mtg.			
Status Date: 16-Jan-2018 opened file, *** issued split payment two receipts 3770 & 3771. Mapping request & notified LTC.			

Subdivision

File Number	Applicant Name	Date Received	Purpose
SA-SUB-2017.1	RONALD H HALL Planner: Gary Richardson	22-Nov-2017	Subdivision to create a new parcel.
Planning Status			
Status Date: 06-Apr-2018 Staff sent response to MoTI March 12, 2018			
Status Date: 04-Dec-2017 Fees received, LTC notified - new application/referral.			
Status Date: 29-Nov-2017 Received application, sent subdivision fee request.			
File Number	Applicant Name	Date Received	Purpose
SA-SUB-2018.1	RONALD HALL Planner: Gary Richardson	01-Feb-2018	Create one lot with one remainder.

Applications

Planning Status

Status Date: 06-Apr-2018

Staff sent response to MoTI April 4, 2018.

Status Date: 15-Feb-2018

Fees received, notified LTC, gave file to Planner.

Status Date: 01-Feb-2018

opened file, sent fee request to applicant. RPM to assign planner.

Islands Trust
LTC EXP SUMMARY REPORT F2018
Invoices posted to Month ending March 2018

660 Saturna	Invoices posted to Month ending March 2018	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-660	LTC "Trustee Expenses"	750.00	119.93	630.07
LTC Local				
65200-660	LTC - Local Exp - LTC Meeting Expenses	2,500.00	414.07	2,085.93
65210-660	LTC - Local Exp - APC Meeting Expenses	500.00	0.00	500.00
65220-660	LTC - Local Exp - Communications	300.00	0.00	300.00
65230-660	LTC - Local Exp - Special Projects	500.00	0.00	500.00
TOTAL LTC Local Expense		<u>3,800.00</u>	<u>414.07</u>	<u>3,385.93</u>
Projects				
73001-660-4069	Saturna LUB Technical Review	6,000.00	290.41	5,709.59
73001-660-4077	Saturna First Nations Relations	2,000.00	815.95	1,184.05
TOTAL Project Expenses		<u>8,000.00</u>	<u>1,106.36</u>	<u>6,893.64</u>

Saturna Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	May 16/07	SA-LTC-16-07	Travel Trailer or Camper	It was Moved and Seconded that staff be directed to not take enforcement action against property owners when a travel trailer or camper is located on a lot when: The travel trailer or camper is being used for recreational purposes by the owners of the lot and; The travel trailer or camper is being used intermittently and for short periods not exceeding two months. Not withstanding this direction, staff is to take action to prevent the recreational use of travel trailers or campers on inappropriately zoned land if: The travel trailer or camper is being used as a second residence or; The trailer or camper is situated within the setbacks for a structure or; There are serious safety issues, unsightliness, noise, or health problems related to the use or; A complaint based on the above three items is received from a person who owns neighboring property. Nothing in this direction should be interpreted by a property owner as giving permission to violate the Land Use Bylaw and the Saturna Island Trust Committee may change this policy at any time and may give direction to enforce the Bylaw at any time.
2.	August 20/08	SA-LTC-43-08	Bylaw Enforcement: Short Term Vacation Rentals	It was Moved and Seconded THAT given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities, STVRs not permitted by Section 2.16.10 of the Saturna Island Land Use Bylaw No. 78 that have one or more of the following characteristics will be subject to enforcement: 1. They are advertised on the internet, newspapers or other media; 2. They are not managed by the property owner; - More than one STVR per constructed residence on the lot is simultaneously made available for STVR; 4. While the property is rented persons are also staying in tents, trailers, or RV's; 5. There are issues related to health and safety; 6. There is a written complaint by owners or residents about bona fide nuisance issues such as noise or parking congestion related to the STVR;

				7. The owner of the property uses more than one property on Saturna Island as an unpermitted STVR. And THAT nothing in this enforcement policy should be interpreted as giving permission to violate the Land Use Bylaw and the Saturna Island Local Trust Committee may change this policy at any time and may give direction to expand enforcement activities at any time.
3.	February 25/09	SA-LTC-09-09	Adopt LTC Minutes by RWM	It was Moved and Seconded that the Saturna Island Local Trust Committee draft minutes be adopted by Resolution without meeting within 30 days of the meeting and posted to the website.
4.	June 22/11	SA-LTC-	Adopting In Camera Minutes	It was Moved and Seconded that the Saturna Island Local Trust Committee adopt a Standing Resolution to direct staff to place the in camera minutes on the agenda when there is a need to close the meeting or at least once a year.
5.	February 9/12	SA-LTC-11-12	Adopt SOL policy	It was Moved and Seconded that where a Liquor Control and Licensing Branch Special Occasion Licence referral relates to a property where Saturna Island Land Use Bylaw No. 78, 2002 permits public assembly uses, such as halls, recreation facilities or restaurants, and where there have been no issues related to parking or past complaints for the preceding three years, planning staff may approve the Special Occasion Licence without referral to the Local Trust Committee. All other Special Occasion Licence referrals are to be referred to the Local Trust Committee for consideration



Trust Fund Board Report to Local Trust Committees and Bowen Island Municipality May 2018

Islands Trust Fund Name Change

The TFB is thrilled to have received notice that the name change to Islands Trust Conservancy has been approved. Staff has prepared a Name Change Implementation Plan that outlines a two-staged approach to implement the name change over the next few months.

Medicine Beach Nature Sanctuary Management Plan

The TFB received and approved an updated management plan for the Medicine Beach Nature Sanctuary. The TFB requested that an article be submitted to the Pender Post to provide community awareness about the management issues for this popular location.

Approval of Parks Canada – Sidney Island Forest Restoration Proposal

The TFB reviewed information and provided support in principle for Parks Canada's Sidney Island Forest Restoration Proposal, which includes eradication of fallow deer.

2017-2018 Annual Report Submission

The TFB approved text for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.

Summary of Current Island-by-Island Activities

Denman

Staff are finalizing the revised management plan for Morrison Marsh Nature Reserve, to be completed by July 2018. Invasive species removal and trail clearing, sign installation, tree caging for forest restoration continues at all three TFB nature reserves on Denman.

Gabriola

Construction of a boardwalk around a large western red cedar tree at Elder Cedar

S'ul-hween X'pey Nature Reserve is now complete and volunteers have mulched the area with woodchips.

Gambier

Staff visited Keats Island to view the proposed Sandy Beach Nature Reserve. Restoration continues at Brigade Bay Bluffs and Long Bay Wetland Nature Reserves protecting and planting tree seedlings.

Lasqueti

The Salish View campaign continues, in partnership with the Lasqueti Island Nature Conservancy (LINC). A news release has been issued, and with a recent grant awarded to LINC, the campaign is 40 per cent of the way to a \$250,000 goal.

Thetis

Staff are negotiating a conservation covenant for Fairyslipper Forest Nature Reserve with the Thetis Island Nature Conservancy and the Cowichan Community Land Trust. Ecological information is in the process of being collected to inform the covenant baseline report and the management plan for the protected area.

Please feel free to contact members of the Trust Fund Board or Islands Trust Fund staff for more details.

Tony Law, Chair tlaw@islandstrust.bc.ca
Islands Trust Fund itfmail@islandstrust.bc.ca