



Saturna Island Local Trust Committee Regular Meeting Agenda

Date June 6, 2013
Time 12:30 pm
Location: Saturna Island Community Hall
105 East Point Road
Saturna Island, BC
V0N 2Y0

Pages

- | | | | |
|--------|--|--------------------|---------|
| 1. | Call to Order | 12:30 PM - 1:00 PM | |
| 2. | Approval of Agenda | | |
| 2.1. | Additions/Deletions | | |
| 2.2. | Questions From Public on Agenda Items | | |
| 3. | Community Information Meeting | | |
| 4. | Public Hearing | | |
| 5. | Previous Meetings | | |
| 5.1. | Adopted Local Trust Committee Minutes | | |
| 5.1.1. | Adopted Minutes of April 18, 2013 Local Trust Committee Business Meeting | | 3 - 11 |
| 5.2. | Public Hearing Records and Community Information Meeting Notes | | |
| | none | | |
| 5.3. | Section 26 Resolutions-without-meeting (attached) | | 12 - 12 |
| 5.4. | Advisory Planning Commission Minutes - none | | |
| 6. | Business Arising from the Minutes | 1:00 PM - 2:15 PM | |
| 6.1. | Follow-up Action Report (attached) | | 13 - 14 |
| 7. | Delegations | | |

8. **Correspondence**

[correspondence received concerning applications and/or projects is considered with the application]
9. **Applications, Permits, Bylaws and Referrals**
 - 9.1. SA-DVP-2013.2 (Abegg)- Staff Report (attached) 15 - 28
 - 9.2. Mayne Island Local Trust Committee Proposed Bylaw No. 158 - Referral (attached) 29 - 37
10. **Local Trust Committee Projects**
 - 10.1. Accommodation Review - Staff Report (pending)
11. **Reports** 2:15 PM - 2:45 PM
 - 11.1. Work Program Reports - for information
 - 11.1.1. Saturna Island Local Trust Committee Work Program Report dated May 2013 (attached) 38 - 39
 - 11.2. Applications Report - for information
 - 11.2.1. Saturna Island Applications Report dated May 2013 (attached) 40 - 42
 - 11.3. Expense/Budget Reports
 - 11.3.1. Trustee and Local Expenses - for information (attached) 43 - 43
 - 11.4. Bylaw Enforcement - none
 - 11.5. Policies and Standing Resolutions Report (attached) 44 - 45
 - 11.6. Saturna Island LTC Web Page - for information (attached) 46 - 47
 - 11.7. Chair's Report
 - 11.8. Trustee Report
12. **Other Business**
 - 12.1. Next Business Meeting - September 26, 2013, Saturna Island Rec Centre, Lounge
13. **Town Hall Meeting** 2:45 PM - 3:30 PM
14. **Adjournment** 3:30 PM - 3:30 PM

ADOPTED

MINUTES OF THE SATURNA ISLAND LOCAL TRUST COMMITTEE BUSINESS MEETING HELD ON THURSDAY, APRIL 18, 2013, AT 12:30 P.M. AT THE SATURNA RECREATION AND CULTURAL CENTRE 104 HARRIS ROAD, SATURNA ISLAND, B.C.

PRESENT:	Ken Hancock Paul Brent Pam Janszen Gary Richardson Kim Farris Beverley Neff	Chair Local Trustee Local Trustee Island Planner Island Planner Minute Taker
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There were approximately ten (10) members of the public in attendance.

1. CALL TO ORDER

The meeting was called to order at 12:30 p.m. Chair Ken Hancock acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Trustees and staff were introduced.

2. APPROVAL OF AGENDA

There was one addition to the agenda:

11.2.2 Proposed Development Variance Permit SA-DVP-2013.2 (Abegg)

The agenda and addendum were approved by general consent.

2.1 Questions from Public on Agenda Items

None

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes

5.1.1 Adopted Minutes of February 14, 2013 Local Trust Committee Business Meeting

For information only

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 Received Notes of February 14, 2013 Community Information Meeting

For information only.

5.2.2 Received Record of February 14, 2013 Public Hearing

For information only.

5.3 Section 26 Resolutions-without-meeting

For information only.

5.4 Advisory Planning Commission

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson reported that all items were completed.

7. DELEGATIONS

None

8. CORRESPONDENCE

None

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

None

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Ocean Loop Geo-exchange Bylaw No. 110

Resolution SA-LTC-20-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee proposed Bylaw No. 110 cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No. 2, 2012" be adopted.

CARRIED

10.2 Work Program Priority Options

Planner Richardson gave an over view of his report, which comments on the LTC's work program priorities, provides the LTC with options and makes recommendations on proceeding.

11. REPORTS

11.1 Work Program Reports

11.1.1 Saturna Island Local Trust Committee Work Program Report dated April 2013

Planner Richardson summarized his recommendations:

- Ocean Loop Geo-exchange can come off the top priorities list now.
- Community Amenity Density can't be used because while there is subdivision density in the bank there are no residential densities in the bank
- A technical review of the LUB might be in order
- An accommodations project could be initiated to see how accommodations could be increased on the island, including looking at Short Term Vacation Rentals, secondary suites and affordable housing

He asked for clear direction because the term is halfway through and any changes will require considerable community consultation.

With the committee's agreement, the audience was invited to comment.

The discussion included these questions and concerns, among others:

- Perceived duplication of building code rules in the LUB and why the Islands Trust gets involved

Chair Hancock explained that the Islands Trust prohibits any other local government from issuing a permit that legalizes something illegal under the LUB. It is complicated and has an elaborate referral policy that is supposed to work early in the application.

- Why are the trustees wanting to increase the density?
- The need for real data before making any decisions about changing the LUB or OCP
- What does the community want?
- Need to document the amount of change since 2001 before any changes; there are many opinions, not necessarily accurate
- How much density was lost when the National Park was created?
- Care needs to be taken when setting definitions and parameters
- BC ferry consultations and the proposal of the St. John's Point connector: how could a trustee recommend something that hadn't been discussed by the community
- Off island property owners may have very different opinions on how the island should develop and must be included
- People who live here do need an economy but it should be realistic

Chair Hancock thanked the public and closed the general discussion.

Resolution SA-LTC-21-2013

It was Moved and Seconded by the Saturna Island Local Trust Committee that, as a work program priority, staff be directed to prepare a report and proposed timeline for reviewing accommodations on Saturna Island with respect to visitor accommodations, affordable housing and secondary suites.

CARRIED

Resolution SA-LTC-22-2013

It was Moved and Seconded by the Saturna Island Local Trust Committee that, as a work program priority, staff be directed to prepare a report and proposed timeline for reviewing the density provisions of the OCP.

CARRIED

Resolution SA-LTC-23-2013

It was Moved and Seconded by the Saturna Island Local Trust Committee that, as a work program priority, staff be directed to prepare a staff report with a list of technical amendments required to update and clarify the LUB.

CARRIED

Resolution SA-LTC-24-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee direct staff to remove item #5, East Point Water Conservation, from the Projects List.

CARRIED

11.2 Applications Report

11.2.1 Saturna Island Applications Report dated February, 2013

No questions

11.2.2 Proposed Development Variance Permit SA-DVP-2013.2 (Abegg)

Trustee Janszen explained that this request for a variance came in after the agenda package had been completed. The house at 214 Cliffside was built on a slope and is 8 inches over height. The deck can have 8 inches of fill under it to fix the problem. A woodshed and a small cabin ("bunky") are set 0.9 m too close to the side lot setback (should be 3 m), due to an error in the survey used. The proper notification of neighbours is yet to be done, but if there are no objections when done, she would like to expedite the process by a Resolution Without Meeting (RWM).

Resolution SA-LTC-25-2013

It was Moved and Seconded that, if there are no concerns by the immediate neighbours after notification, the Saturna Island Local Trust Committee will consider SA-DVP-2013.2 (Abegg) by RWM.

CARRIED

**Trustee Hancock
opposed**

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Trustee Brent reported that the new budget for the 2013-2014 fiscal year starting April 1, 2013, has \$12,000 allocated for projects and associated community consultations.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

Presented for information.

11.6 Saturna Island LTC Web Page

Staff was directed to update the webpage by:

- adding adopted Bylaw 110
- linking to draft BEN Bylaw 105, Schedule A
- removing Sept 2012 from the top of News section
- adding new top priorities to the top of News section
- adding variance permit SA-DVA-2013.2 (Abegg) under Applications
- sending out notices to subscribers whenever the web page is updated

11.7 Chair's Report

Chair Hancock said he had enjoyed attending the Association of Vancouver Island and Coastal Communities (AVICC) Conference in Sooke the previous weekend. The association presents local government issues to the provincial government. The Islands Trust put forward a unanimously supported motion expressing disappointment at the federal government's inaction on derelict vessels and asked them to get back to work on the issue. Also of interest was a discussion on genetically engineered foods. The convention supported a request to the provincial government that AVICC become a GE free area with respect to all plants and animal species.

11.8 Trustee Reports

Trustee Janzsen commented on the similarities and differences she noticed between Saturna and Thetis Island, where Trust Council had their last meeting. She attended a workshop on Mayne Island on Economic Essentials for Local Leadership and hopes to get the consultant to come to Saturna with his tourism presentation. She mentioned that the Draft Southern Gulf Islands National Park Reserve Park Management Plan will be rolled out here on Saturna on May 11.

Trustee Brent reminded those present that the Community Stewardship Awards nominations are due April 26. He has been lobbying for improved ferry service and funding and attended a March 26 meeting about the potential for improved community transportation in the Gulf Islands and possibilities to reconnect island communities. He announced that BC Ferries (BCFS) personnel will have a meeting here on Tuesday, April 23 at the Community Hall from 7–9 pm to talk about their plans to replace the Queens of Nanaimo and Burnaby ferries with three smaller boats where BCFS wants feedback on food service scope..

12. OTHER BUSINESS

12.1. Next Business Meeting – June 6, 2013, Saturna Island Community Hall

12.2 Annual Report

Staff was directed to remove references to referrals.

Resolution SA-LTC-26-2013

It was Moved and Seconded by the Saturna Island Local Trust Committee to approve the amended excerpt from the draft Annual Islands Trust Report.

CARRIED

12.3 Renewable Energy Technologies in the Trust □ Area – Ocean Based Geo-Exchange Systems

This report has been sent to all LTCs for information only. Eight LTCs are already dealing with Ocean Based Geo-exchange Systems.

12.4 Advertising LTC Meetings & Planner Office Hours in the Scribbler Newspaper

There was agreement to have an on-going advertisement in *The Scribbler* with current information about the Planner's Office Hours and the next LTC meeting. John Robertson, speaking on behalf of *The Scribbler*, indicated that there would be no charge for the service.

13. TOWN HALL MEETING

Chair Hancock opened the Town Hall meeting for comments and questions.

John Hutchinson mentioned that the SS Beaver has left the government wharf. It is in Ganges en route to Cowichan Bay.

Janet Land advised that any survey of tourist accommodations on Saturna needs to report on off-season use as well as high season availability.

Priscilla Ewbank asked about access to demographics for the island.

Chair Hancock reported that the CRD has a Southern Gulf Island Economic Development Commission which will compile the data study. Clare Frater, Trust Area Policy Analyst, is the person to contact in the Islands Trust office.

Priscilla Ewbank talked about the St. John's Point ferry proposal and how as a store-owner it was important for her to know whether suggestions are being put forth as an option or as the wish of the Saturna community. If it is the latter she needs to be able to give some input.

Trustee Brent clarified that the St. John's Point ferry proposal was put forth by the Mayne Island Ratepayers Association. He himself had pulled together information on vehicle travel.

Priscilla Ewbank explained that she didn't want him speaking for the community without consultation with that community, which needs to see the facts.

Trustee Brent remarked that what was recommended was that the concept be studied and the results needed to be examined from both cost effectiveness and community impact before he would take a position on it.

Al Sewell asked if there was data available that says what minimum population is required to have a sustainable community?

Chair Hancock replied that Fogo Island on the east coast of Newfoundland has done an amazing job of achieving sustainability. He recommended checking it out as an inspiration.

Janet Land said that she had the same reaction as Priscilla Ewbank to reading that there was strong support for the St. John's Point ferry link. She commented that it raises huge questions, such as how it will work for walk-on. As a former ferry committee member she knew that those concepts have been discussed many times. She stated that BC ferries, is now talking about a Queen of Nanaimo replacement without consultation and within a short time frame.

Trustee Brent mentioned that there were at least four concepts being proposed

Bill Douglass suggested an alternative would be to go through Pender Island; there were good reasons for that choice. He asked if BC Ferries had been asked to look at that too.

Trustee Brent replied BC Ferries would look at many options.

Bill Douglass was concerned that it appeared that trustees have been promoting one aspect over others without asking. He was opposed to going through Mayne Island and felt that if the size of the Saturna ferry was limited to 25 cars it will limit the island's future. Home porting was the preferred recommendation.

Ron Hall mentioned that Saturna Island Property Owners Association takes no position on the ferry discussion because the membership has not voted.

Bill Douglass expressed his appreciation to the LTC for their efforts and the opportunity to speak throughout the meeting.

Trustee Janszen thanked everyone for the discussions and for coming out to the meetings.

14. ADJOURNMENT

Resolution SA-LTC-27-2013

It was Moved and Seconded that the meeting be adjourned at 2:55 p.m.

CARRIED

RECORDER

CHAIR



Islands Trust

RWM From: April 18, 2013 To: May 28, 2013

Print Date: May-28-2013

Saturna Island

Resolution #	Action	Resolution Description	Resolution Date
2013-04	In Favour	THAT Saturna Island Local Trust Committee Meeting Minutes of April 18, 2013 be Adopted	May 08, 2013



Islands Trust

Follow Up Action Report w/ Target Date

Saturna Island Apr-18-2013

No.	Activity	Responsibility	Target Date	Status
1	Proposed Bylaw 110 (Geo-exchange) - staff directed to update showing bylaw adopted.	Kathy Jones		Done
2	Saturna Island Top priorities - staff directed to amend the top priorities by placing the following on the list: 1) report and timeline for reviewing accommodations on Saturna Island with respect to visitor accommodations, affordable housing and secondary suites. 2) report and timeline for reviewing density provisions in the OCP. 3) staff to prepare a staff report outlining any technical amendments required to update/clarify the LUB.	Gary Richardson		Done
3	Advertising LTC Meetings and Planner office hours in the Scribbler Newspaper - staff directed to ensure office hours and date of next LTC meeting to be put in scribbler.	Sharon Lloyd-deRosario		On Going
4	Update webpage by: - adding adopted Bylaw 110 (Done) - linking proposed BEN Bylaw 105 (Done) - Removing Sept 2012 from the top of the News Section (done) - add new top priorities (done) - add variance Permit SA-DVP-2013.2(Abegg) under Applications.(waiting for notice and permit)	Gary Richardson		On Going
5	Staff to remove item 5 (East Point Water conservation) from the projects list.	Gary Richardson		Done

6	SA-DVP-2013.2 (Abegg) to be considered by RWM if appropriate.	Kim Farris	On Going
7	Annual LTC report approved as amended - staff to amend and forward.	Gary Richardson	On Going

STAFF REPORT

May 28, 2013

File No.: SA-DVP-2013.2
(Abegg)

To: Saturna Island Local Trust Committee

From: Kim Farris,
Planner 1

CC: Robert Kojima, Regional Planning Manager
Gary Robertson, Island Planner

Re: Development Variance Permit for 214 Cliffside Road

Owner: Martin Abegg and Susan Abegg
Applicant: Same
Location: Lot 57, Section 14, Saturna Island, Cowichan District, Plan 14023

THE PROPOSAL:

This application seeks to vary Subsection 2.3.1 and Subsection 4.1.7 of the Saturna Island Land Use Bylaw (LUB) No. 78, 2002 in order to legalize the height of an existing dwelling unit and to legalize the siting of two existing accessory buildings. The proposed permit would increase the maximum height for a dwelling unit from 9.0 metres (29.5 feet) to 9.17 metres (30.1 feet) and would decrease the setback from the interior side lot line from 3.0 metres (9.8 feet) to 2.1 metres (6.9 feet) for two accessory buildings.

The applicants were aware of the required interior lot line setback of 3.0 metres at the time of siting the two accessory buildings but were misdirected by incorrect property pins. Also, it was determined through the building permit process that the dwelling unit may be over height. After a height confirmation was required, a site survey confirmed the building was 0.16 metres over height. The applicants have applied for a variance to address the height of a dwelling unit and the siting of the two accessory buildings.

SITE CONTEXT:

The south-facing waterfront property is located at the eastern end of Saturna Island fronting Boundary Pass. The subject property is 0.33 ha (0.82 acres) in area and is zoned Rural Residential (RR). Rural Residential zoned parcels surround the subject property to the east and west and a large Rural General zoned parcel borders the property to the north across Cliffside Road. The parcel to the east of the subject property is undeveloped as shown on Figure 2.

There are four buildings on the subject property – a dwelling unit, two accessory buildings, and a pumphouse (power shed). The north portion of the property along Cliffside Road is heavily vegetated and the rear portion of the property has a significant slope from the dwelling unit down towards the foreshore. Figure 1 indicates the location of the subject property and Figure 2 and 3 show the locations of the existing buildings.

Figure 1: Subject Property Map

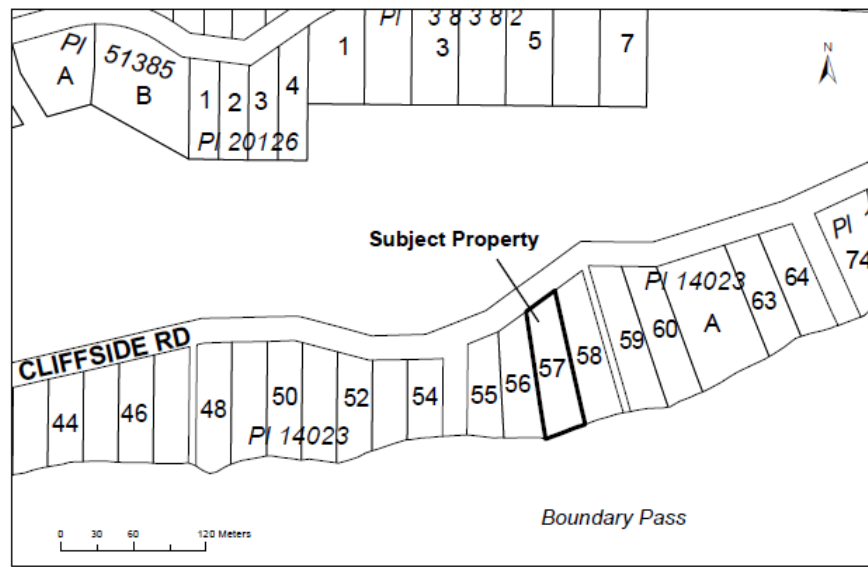
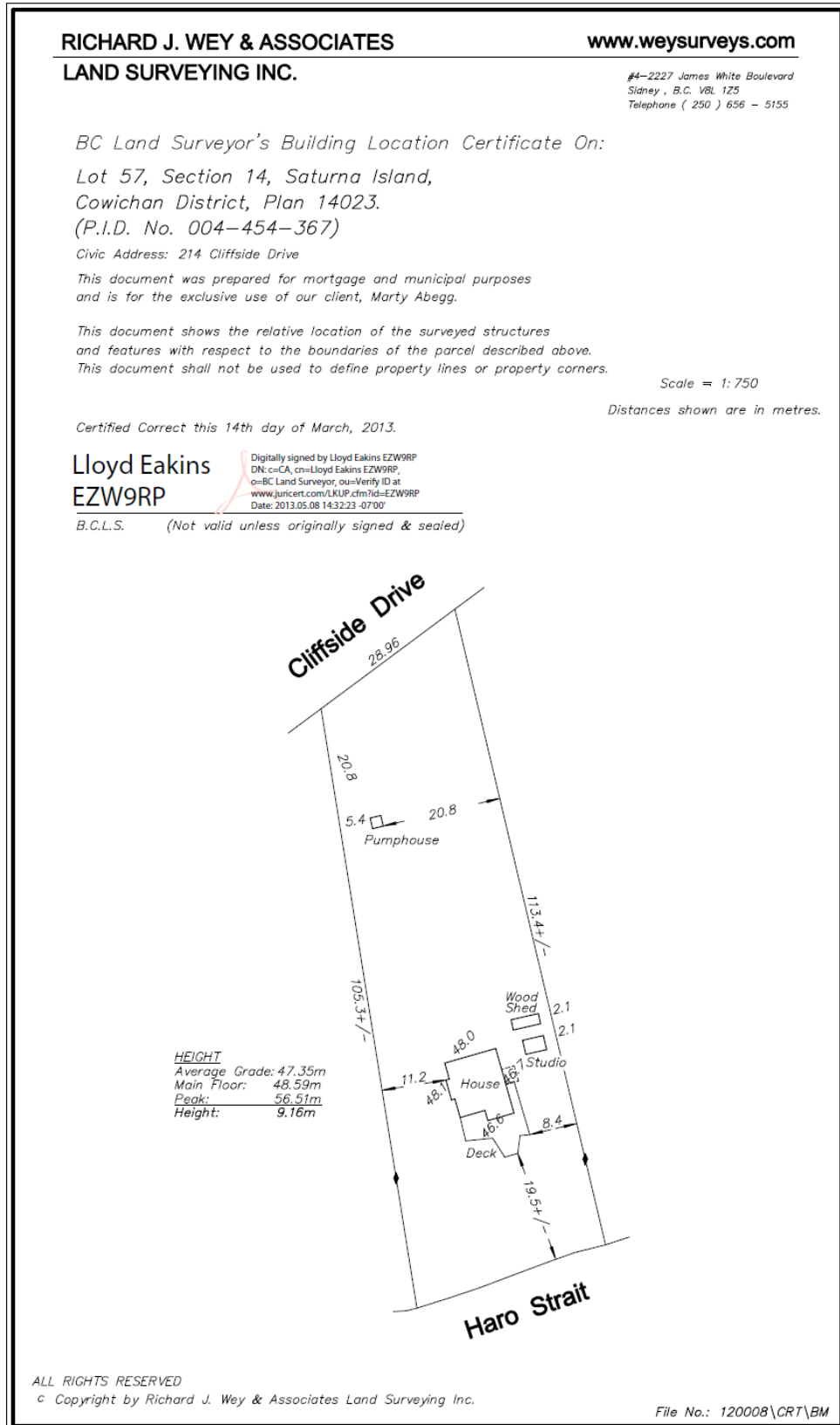


Figure 2: Orthophoto and 2 metre Contour Lines



Figure 3: Survey Site Plan



Picture 1: Looking northeast towards dwelling unit



Picture 2: Looking south towards dwelling unit, accessory buildings, & Boundary Pass



Picture 3: Dwelling unit & accessory buildings



Picture 4: Looking east towards the accessory buildings



CURRENT PLANNING STATUS OF SUBJECT LANDS:

Trust Policy Statement:

This application is not in contravention of the Trust Policy Statement and there are no directive policies relevant to this application.

Official Community Plan

The subject property is designated Rural in the Saturna Island Official Community Plan (OCP) Bylaw No. 70, 2000. The Rural objectives of this designation is to support a diverse community structure with a range of lot areas and forms of residential accommodation and to provide a range of zoning options for residential, commercial and industrial uses.

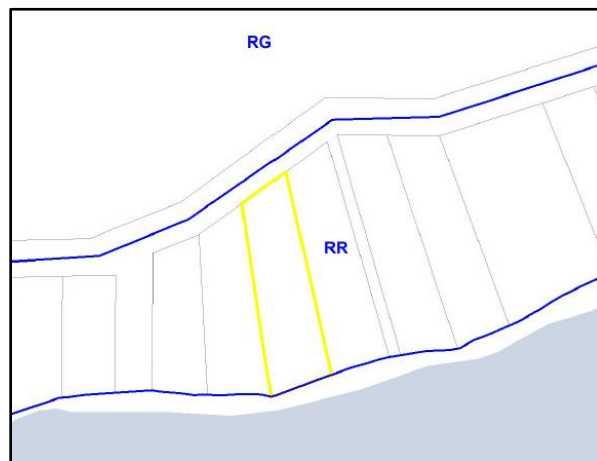
Land Use Bylaw

The subject property is zoned Rural Residential (RR) in the Saturna Island Land Use Bylaw No. 78, 2002. The specific bylaws relevant to this application include:

2.3.1 - No building or structure used for farm use purposes may exceed 15 metres (50 feet) in height and no other building or structure may exceed 9 metres (30 feet) in height unless otherwise specifically permitted in the Bylaw.

4.1.7 - No building or structure or part thereof except a fence or pumphouse shall be located closer than a distance of 3 metres (10 ft.) measured from the interior side lot line to the furthest projection of the building, nor, subject to the regulations adopted pursuant to the Highways Act, closer than 4.5 metres (15 ft.) from an exterior side lot line.

Figure 4: Zoning Map



Islands Trust Fund:

This application has no considerations for the Islands Trust Fund.

Sensitive Ecosystems and Hazard Areas:

The Islands Trust Sensitive Ecosystem Mapping (SEM) identifies Mature Forests, Woodland, and Cliff primary sensitive ecosystems on the subject property. Although a portion of the dwelling unit and accessory buildings are located within the Woodland sensitive ecosystem,

they are located where the impact to vegetation is minimal. There are no development permit areas associated with the subject property.

The steep slope hazard mapping indicates low, medium and high hazards along the foreshore portion of the property where the slope is the steepest (Figure 6). Steep slope hazards are not a concern as the dwelling unit and accessory buildings are not located within the hazard area.

Figure 5: Steep Slopes Map

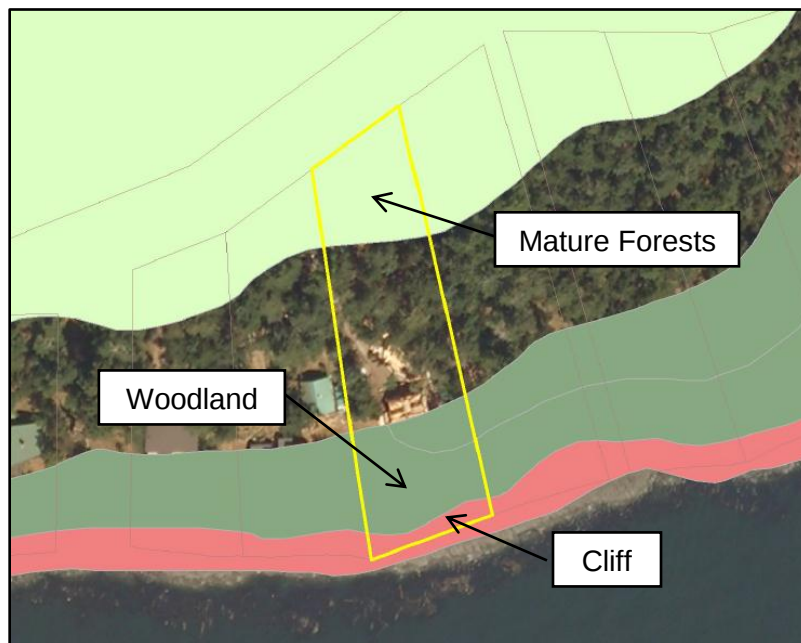
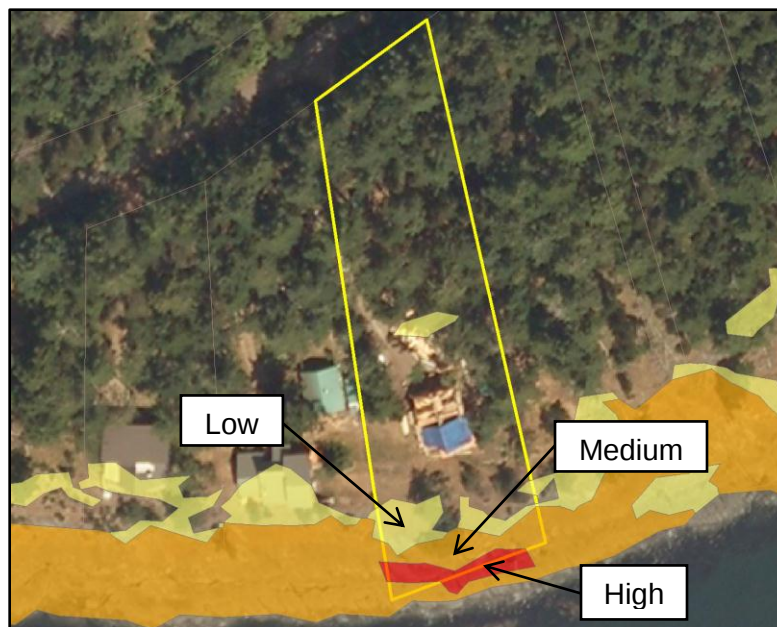


Figure 6: Steep Slopes Map



Archaeological Sites:

Based on information from the Provincial Remote Access to Archaeological Data (RAAD), there are no archaeological sites on the property. Notwithstanding the foregoing, and by copy of this report, the owners are advised that the unearthing of any archaeological resource should be reported to the Archaeology Branch.

Covenants:

There are no covenants registered on the property.

Bylaw Enforcement:

There are no bylaw enforcement files associated with this property.

Climate Change Mitigation and Adaptation

This application has no direct bearing on climate change mitigation and adaptation.

Shoreline Type

The shoreline is classified as a Sea Cliff Shoreline. There are no anticipated impacts to the shoreline associated with this application.

CRD Building Inspection:

A building permit referral was sent to the Islands Trust in 2008 for the construction of the dwelling unit. After a zoning review it was determined that plans should be submitted to demonstrate compliance with height regulations as a condition of issuance of a building permit. To date, final occupancy for the dwelling unit has not been received.

RESULTS OF CIRCULATION:

Notices were circulated to surrounding property owners and residents. The notification period will end at 4:30 p.m on June 4, 2013. At the writing of this report, no public submissions have been received. Any additional public submissions will be forwarded to the LTC and presented at the Saturna Island Local Trust Committee meeting on June 6, 2013.

ISSUES SUMMARY:

Applicant's stated rationale for the proposed variance. The applicants sited and constructed the accessory buildings (the woodshed and studio) according to old survey pins that were not correctly placed; therefore the accessory buildings were built within the 3.0 metre interior lot line setback although the property owners thought they were sited legally. The applicants then applied for a building permit in 2008 with the intention of constructing a dwelling unit that would meet the maximum height of 9.0 metres. After they were notified that a height confirmation was required, it was confirmed that the building was 0.16 metres over height.

The property owners state they applied for the variance mostly to keep their studio as it is actively used by the owners as a study. Although the woodshed could be moved and sited legally, moving the studio would be difficult and it would mostly likely have to be torn down. The property owners also state that they could bring the dwelling unit into compliance by adding fill

under the deck on the south side of the house. They mentioned adding fill would reduce the usable storage area and head clearance within the storage area. Furthermore, adding fill under the deck would reduce the height of the dwelling unit but it would not result in a visible change to the appearance of the house from any vantage point.

The overall intent of the regulation being varied. The overall purpose of height regulations is to minimize impacts on adjacent property related to: shading, aesthetic, and privacy concerns. Regulating lower height for accessory buildings ensures that principal buildings remain dominant in size and scale relative to accessory uses. Regulating height also helps to provide a consistent pattern of development within a given zone. In addition, setback requirements ensure a safe separation between uses, reduce impacts on neighbouring uses, maintain a consistent pattern of development and the maintenance of green space.

Potential impacts of granting a variance. Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation, it is unlikely to generate expectations for other landowners. Each application is evaluated on its own merits.

STAFF COMMENTS:

This variance application is to legalize the height of an existing dwelling unit and to legalize the sitting of two accessory buildings on the subject property. The applicants have requested a variance to increase the maximum height for the dwelling unit from 9.0 metres to 9.17 metres and decrease the setback from the interior side lot line from 3.0 metres to 2.1 metres for two existing accessory buildings.

The Saturna Island LUB defines the height of a building or structure as the vertical distance from the average finished ground level measured outside the exterior walls of the building or structure at a point 1.5 metres distant from such walls to the highest point of the building or structure. As the applicants have noted, placing fill under the deck would alter the average finished ground level and therefore would reduce the overall height of the dwelling unit. The existing location and height of the dwelling unit does not appear to negatively impact the adjacent lot to the west. Although the property to the west is an undeveloped lot, the 0.17 metre (0.5 feet) variance is negligible and should have no impact to that lot.

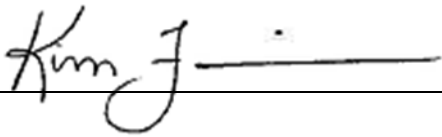
Similarly, the location of the accessory building does not appear to negatively impact the adjacent lot to the west. An undeveloped road right-of-way borders the eastern property lot line of the neighbouring property to the east. There is a 4.5 metres setback from the undeveloped road right-of-way for the neighbouring property which may influence the location of buildings and structures on that property to be closer to the subject property and the existing accessory buildings. Staff do not anticipate any impacts to the neighbouring lot as the existing accessory buildings are minor in size and height.

Staff is of the opinion that the requested variances do not conflict with the intent of the Saturna Island LUB and OCP and that the over height dwelling unit and the accessory buildings in their existing location should be permitted.

RECOMMENDATIONS:

1. THAT the Saturna Island Local Trust Committee approve development variance permit SA-DVP-2013.2 (Abegg).

Prepared and Submitted by:



May 28, 2013
Date

Concurred in by:



May 28, 2013
Date



PROPOSED

SATURNA ISLAND LOCAL TRUST COMMITTEE

DEVELOPMENT VARIANCE PERMIT

SA-DVP-2013.2

To: Martin Abegg & Susan Abegg

1. This Development Variance Permit applies to the land described below:

Lot 57, Section 14, Saturna Island, Cowichan District, Plan 14023
2. Saturna Island Land Use Bylaw No. 78, 2002 is varied as follows:
 - (a) Subsection 2.3.1 (No building or structure may exceed 9 metres in height unless otherwise specifically permitted in the Bylaw), is varied to permit an existing dwelling unit with a maximum height of 9.17 metres.
 - (b) Subsection 4.1.7 (No building or structure or part thereof except a fence or pumphouse shall be located within 3 metres measured from the interior side lot line to the furthest projection of the building), is varied to allow two existing accessory buildings to be sited as close as 2.1 metres from the interior side lot line.
3. All work shall be consistent with that shown on Schedule A, B, and C attached to and forming part of this permit.
4. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Saturna Island Land Use Bylaw No. 78, 2002" and to obtain other approvals necessary for completion of the proposed work.

AUTHORIZING RESOLUTION PASSED BY THE SATURNA ISLAND LOCAL TRUST COMMITTEE THIS ____ DAY OF ____, 2013

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF _____, 201_, THIS PERMIT AUTOMATICALLY LAPSES.

**SATURNA ISLAND LOCAL TRUST COMMITTEE
SA-DVP-2013.2
SCHEDULE A**

**RICHARD J. WEY & ASSOCIATES
LAND SURVEYING INC.**

www.weysurveys.com

#4-2227 James White Boulevard
Sidney, B.C. V8L 1Z5
Telephone (250) 656-5155

BC Land Surveyor's Building Location Certificate On:

*Lot 57, Section 14, Saturna Island,
Cowichan District, Plan 14023.
(P.I.D. No. 004-454-367)*

Civic Address: 214 Cliffside Drive

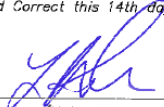
*This document was prepared for mortgage and municipal purposes
and is for the exclusive use of our client, Marty Abegg.*

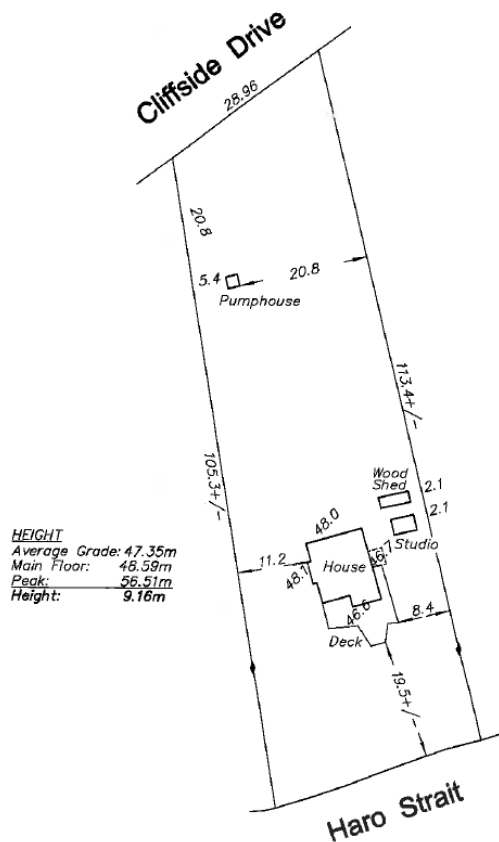
*This document shows the relative location of the surveyed structures
and features with respect to the boundaries of the parcel described above.
This document shall not be used to define property lines or property corners.*

Scale = 1:750

Distances shown are in metres.

Certified Correct this 14th day of March, 2013.


B.C.L.S. (Not valid unless originally signed & sealed)



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File No.: 120008\CRT\BM

SATURNA ISLAND LOCAL TRUST COMMITTEE
SA-DVP-2013.2
SCHEDULE B



SATURNA ISLAND LOCAL TRUST COMMITTEE
SA-DVP-2013.2
SCHEDULE C





Islands Trust

BYLAW REFERRAL FORM

Island: Mayne Island Bylaw No.: 158 Date: May 16, 2013

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected. For your information a Public Hearing to consider the Bylaw will be held on June 26, 2013.

APPLICANTS NAME / ADDRESS:

Mayne Island Local Trust Committee

PURPOSE OF BYLAW:

To amend Mayne Island Land Use Bylaw No. 146 by relieving boundary adjustment subdivisions from the proof of potable water requirements if: there would be no increase in density or intensity of use beyond what was permitted before the boundary adjustment took place; and provided that that all of the lots subject to the boundary adjustment have an established supply of water.

GENERAL LOCATION:

Mayne Island Local Trust Area

LEGAL DESCRIPTION:

NA

SIZE OF PROPERTY AFFECTED:

NA

ALR STATUS:

OFFICIAL COMMUNITY PLAN DESIGNATION:

OTHER INFORMATION:

See staff report dated March 15, 2013 attached.

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Gary Richardson

Title: Island Planner

This referral has been sent to the following agencies:

Federal Agencies

Provincial Agencies

Ministry of Transportation and Infrastructure

Non-Agency Referrals

Regional Agencies

Capital Regional District (Building Inspection)
Vancouver Island Health Authority

Adjacent Local Trust Committees and Municipalities

Saturna Island Local Trust Committee
North Pender Island Local Trust Committee
Galiano Island Local Trust Committee

PLEASE TURN OVER →

BYLAW REFERRAL FORM RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

(DO NOT FILL OUT BEYOND THIS SECTION – REFERRAL AGENCY WILL COMPLETE SECTION)

Mayne Island

(Island)

No. 158

(Bylaw Number)

(Signature)

(Name and Title) Please Print

(Date)

(Agency)

PROPOSED

MAYNE ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 158

A BYLAW TO AMEND MAYNE ISLAND LAND USE BYLAW NO. 146, 2008

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

A. Schedule A of Bylaw No.146, cited as “Mayne Island Land Use Bylaw No 146, 2008” is amended as follows:

(1) Section 8.11 is amended by adding a new Subsection 8.11(7) as follows:

“8.11(7) An applicant is not required to fulfill the requirements of subsections 8.11(1) for boundary adjustment subdivisions provided that: there would be no increase in density or intensity of use beyond what was permitted before the boundary adjustment took place; and that all of the lots subject to the boundary adjustment have an established supply of water.”

B. This bylaw may be cited for all purposes as the “Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2013”.

READ A FIRST TIME THIS	27th	DAY OF	March	20 13
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

DEPUTY SECRETARY

CHAIRPERSON



STAFF REPORT

March 15, 2013

File No.: MA-LTC-05-13

To: Mayne Island Local Trust Committee

From: Gary Richardson, Island Planner

CC: Kris Nichols, A/RPM

Re: Mayne Island Land Use Bylaw – Proof of Potable Water for Boundary Adjustment Subdivisions

THE PROPOSAL:

The Mayne Island Land Use Bylaw (LUB) requires that a land owner applying for a boundary adjustment subdivision provide proof of potable water to the same level as is required for a multi lot subdivision. In some cases there are existing dwellings and proven supplies of potable water on the lots that are subject to the boundary adjustment subdivision.

The Mayne Island LTC placed the review of proof of potable water provisions for boundary adjustment subdivisions on its work program priority list on October 24, 2012. The LTC requested staff to provide options and recommendations to the LTC regarding possible amendments to the Land Use bylaw.

A staff report was brought forward to the Mayne Island LTC at its business meeting on February 27, 2013. At the February 27 meeting a resolution was approved to direct staff to prepare an amendment to the Mayne Island Land Use Bylaw to relieve boundary adjustment subdivisions from proof of potable water requirements of the Land Use Bylaw provided that they have an existing proven supply of potable water.

As a result of the February 27 resolution staff has drafted a bylaw to amend the LUB to relieve boundary adjustment subdivisions from the proof potable water requirements of the LUB in some cases.

Draft Bylaw 158 is attached for the LTCs consideration (See Attachment 1).

Trust Policy Statement:

The following directive policies should be considered when determining how to proceed:

Directive Policies

4.4.2 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:*

U:\LOCAL TRUST COMMITTEES\Mayne\Projects\2013 Proof of Water for Boundary adjustment Subdivisions\Staff Report - Boundary Adjustment - Potable Water March 18-13.docx

- *neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,*
- *water quality is maintained, and*
- *existing, anticipated and seasonal demands for water are considered and allowed for.*

4.4.3 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses.*

Official Community Plan

Objectives

The objectives of this section (3.2.1 are:

- 1) to conserve rainwater, surface wells and all groundwater supplies,
- 2) to protect watersheds and to encourage the development of catchment areas for existing and future use, and
- 3) to ensure that the development and use of the land base does not lead to degradation of the current supply of fresh water.

Policies

- 3.2.1.1 As a condition of subdivision approval, applicants shall be required to prove the availability of sufficient potable water to support the proposed use.
- 3.2.1.2 Development should not be permitted in areas where groundwater limitations have been identified.
- 3.2.1.3 The sale of collected rainwater maybe permitted by rezoning only and should only be considered if it is determined that the proposed use would not impact adjacent properties.

Land Use Bylaw

8.11 Water Supply Standards

- (1) Where a well is proposed as a source of potable water for a proposed subdivision, the applicant for subdivision must provide the written certification under seal of an Engineer or a professional hydrogeologist with experience in groundwater hydrology that there is in respect of each building, structure, or use of land permitted by this bylaw on or to each proposed lot an available supply of potable water that meets or exceeds the Guidelines for Canadian Drinking Water Quality in the amounts set out in Table 1.

TABLE 1: Potable Water Supply Standards	
<u>Use</u>	<u>Volume (per day/lot)</u>
Residential	2275 litres
Agricultural	2275 litres
Commercial	3640 litres
Industrial	3640 litres
All other uses	2275 litres

If it is proposed to provide potable water to a lot from a well on another lot, the applicant must concurrently with the registration of the subdivision plan register against title to the lot on which the well is located:

- (a) an easement in favour of each lot to which water is provided; and
- (b) a s. 219 covenant in favour of the Mayne Island Local Trust Committee for water supply purposes,

each of which must be in terms satisfactory to the Mayne Island Local Trust Committee.

- (2) Where the certification referred to in subsection 8.11(1) cannot be made, the approving officer may nonetheless approve the subdivision in the following circumstances:
 - (a) where the applicant provides a community water system complying with the requirements of this bylaw; or
 - (b) where the applicant grants a s. 219 covenant to the LTC and to the CRD restricting the development of the subdivision to the buildings, structures and uses in respect of which a certification has been made under subsection 8.11(1).
- (3) Where applicant has provided a report by a professional engineer or hydrogeologist with experience in groundwater hydrology, and the report indicates that the water from a well does not meet the standards of potability as set in 8.11(1) and the report states that with specific treatment systems the well can be certified as to potability, the approving officer may nonetheless approve the subdivision provided that:
 - (a) the applicant grants a s. 219 covenant to the LTC and to the CRD restricting use and occupancy of the land and any building or structure on the land until the owner installs a water treatment system which is effective in making the water from the well potable to no less a standard than that specified in this Bylaw.

- (4) For the purposes of the certification referred to in 8.11(1), the engineer or hydrogeologist must supply supporting documentation and if a pump test has been conducted the engineer or hydrogeologist must indicate that the test was of sufficient duration to establish in accordance with generally accepted hydrological engineering practice the long term reliability of the water supply.
- (5) Where an engineer or hydrogeologist provides a certification under 8.11(1) as to the quality of a proposed source of potable water, the certification must include a plan of the proposed subdivision indicating the location where each water sample was taken, and a statement that the water samples upon which the water quality analysis was performed were unadulterated samples taken from the locations indicated on the plan.
- (6) No community water system may be supplied with water other than that which is obtained on the island on which the system is located.

COMMUNITY INFORMATION MEETING(S):

A Community Information Meeting will be held prior to a public hearing.

COMMUNICATIONS:

If a public hearing is held appropriate notification will be carried out.

STAFF COMMENTS:

Boundary adjustments are fairly common as a mechanism to bring buildings or structures into compliance with setback requirements, create level or accessible building sites on topographically difficult lots, or to allow for driveway access.

Boundary adjustment subdivisions do not create any new lots. They are solely to change a lot line boundary between lots in a way that does not allow an increase in lots to be created or allow more lots to be created in the future than could be created at the time of the boundary adjustment.

Boundary adjustment subdivisions are often between two lots with existing dwellings and existing potable water supplies. In some cases they involve vacant lots. The existing requirements in the LUB for proof of potable water required at time of subdivision has proven to be quite onerous for property owners that are simply moving a boundary between two lots with existing dwellings with existing supplies of potable water.

RECOMMENDATIONS:

THAT the Mayne Island Local Trust Committee give draft bylaw 158 cited as: "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2013" First Reading.

THAT the Mayne Island Local Trust Committee direct staff to refer draft bylaw 158 cited as: "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2013" to the appropriate referral agencies.

THAT the Mayne Island Local Trust Committee direct staff to arrange a community information meeting for draft bylaw 158 cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2013"

THAT the Mayne Island Local Trust Committee direct staff to arrange a public hearing for draft bylaw 158 cited as "Mayne Island Land Use Bylaw No. 146, 2008, Amendment No. 1, 2013"

Prepared and Submitted by:

Gary Richardson

March 18/13

Gary Richardson, Island Planner

Date

Concurred in by:

Kris Nichols

March 18/13

Kris Nichols A/RPM

Date



Top Priorities

Saturna Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Accommodation Review	Staff to prepare a report and timeline for reviewing accommodations on Saturna Island. Specifically visitor accommodations, affordable housing and secondary suites. Initial report to be prepared for June 6, 2013 LTC Mtg.	Apr-18-2013	Gary Richardson		On Going
2	Review Land Use Bylaw	Staff to prepare table of recommended technical changes to LUB.	Apr-18-2013	Gary Richardson	Sep-26-2013	On Going
3	Density Provisions in the OCP	Staff to prepare a report and recommended timeline for reviewing density provisions in the OCP.	Apr-18-2013	Gary Richardson		On Going



Islands Trust

Print Date: May-29-2013

Projects

Saturna Island

No.	Description	Activity	Received/Initiated	Status
1	Land Use Bylaw Review - targeted (Ben Bylaw)		Sep-06-2012	On Going
2	Sensitive Ecosystem Mapping and DPA review	1. Complete Sensitive Ecosystem Mapping 2. Consider options for implementing sensitive ecosystem protection, including DPA	Feb-25-2009	On Going
3	Geological Hazard Mapping		Feb-25-2009	On Going
4	Raptor Nest Mapping		Feb-25-2009	On Going
5	Agricultural Building Watercourse Setbacks		Sep-30-2011	On Going
6	National Park Lands OCP and LUB amendments		Feb-09-2012	On Going



Applications w/ Status - Saturna Island Status: Open

Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
SA-DP-2013.1	Nancy Angermeyer & Planner: Gary Richardson	Mar-15-2013	204 NARVAEZ BAY RD to resolve a boundary irregularity

Planning Status

Status Date: May-08-2013

On hold until PLA or further information is received from MOTI.

Status Date: Apr-08-2013

Meeting with applicants April 18 to discuss.

Status Date: Apr-08-2013

Target mtg. for LTC consideration June 6/13

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
SA-DVP-2013.1	Nancy Angermeyer & Planner: Gary Richardson	Mar-15-2013	204 NARVAEZ BAY RD Panhandle variance - superimposed registered easement

Planning Status

Status Date: May-08-2013

On hold until PLA or further information is received from MOTI

Status Date: Apr-08-2013

Staff to meet with Applicants to discuss April 18/13

Status Date: Apr-08-2013

Target agenda for LTC consideration June 6/13

File Number	Applicant Name	Date Received	Purpose
SA-DVP-2013.2	Susan Abegg & Martin Abegg Planner: Kim Farris	Apr-10-2013	214 CLIFFSIDE RD to vary the house hieght requirement on the south side and to vary the east side lot line to allow for shed & studio

Planning Status

Status Date: Apr-11-2013

Sent letter of acknowledgement of receipt of fees and complete application to applicant. Copied trustees and forwarded file to Planner.

Rezoning

File Number	Applicant Name	Date Received	Purpose
SA-RZ-2012.1	Jonathan Yardley Architect Inc Planner: Gary Richardson	Jan-26-2012	Rezone to allow subdivision

Planning Status

Status Date: Feb-04-2013

Staff report prepared for February 14, 2013 LTC meeting in response to proposed amenity.

Status Date: Oct-30-2012

Staff to prepare a report for November 8, 2012 LTC meeting.

Status Date: Jul-31-2012

Staff report prepared for sept LTC meeting

Subdivision

File Number	Applicant Name	Date Received	Purpose
SA-SUB-2010.1	Angermeyer Planner: Gary Richardson	Jan-28-2010	204 NARVAEZ BAY RD To create 2 new lots

Planning Status

Status Date: Apr-08-2013

DP and DVP applications received, target LTC agenda June 6/13

Status Date: Feb-04-2013

Staff to contact applicants prior to Feb 14, 2013 LTC meeting to determine status.

Status Date: Jul-19-2012

applicants in process of applying for DVP and DP

File Number	Applicant Name	Date Received	Purpose
SA-SUB-2012.2	Saturna Garage & Contracting Ltd. c/o Wolfe-Milner Land Surveying Inc. Planner: Gary Richardson	Jul-04-2012	Creating 4 lots
Planning Status			
Status Date: Apr-08-2013			
PLA issued March 26, 2013			
Status Date: Feb-04-2013			
Staff to contact applicant to discuss details of MoTI response.			
Status Date: Nov-02-2012			
Response sent to MoTI			
File Number	Applicant Name	Date Received	Purpose
SA-SUB-2012.3	c/o Wolfe Milner Land Surveying Inc. Planner: Gary Richardson	Aug-01-2012	Proposed boundary adjustment
Planning Status			
Status Date: Apr-08-2013			
PLA not yet issued.			
Status Date: Feb-04-2013			
Staff to contact applicant to discuss details of MoTI response.			
Status Date: Nov-02-2012			
Response sent to MoTI			

Kathy Jones

From: Nicole Ranger
Sent: May-06-13 9:29 AM
To: Gary Richardson; Ken Hancock; Pamela Janszen; Paul Brent; Robert Kojima; Kathy Jones; Sharon Lloyd-deRosario
Cc: Nancy Roggers
Subject: Saturna LTC Final Expenses to March 31/13

Islands Trust

LTC EXP SUMMARY REPORT F2012

Invoices posted to March 31, 2013 (Final for Fiscal Year End)

660 Saturna	Invoices posted to March 31, 2013	Budget	Spent	Balance
65000 660	LTC "Trustee Expenses"	1,100.00	114.50	985.50
65200 660	LTC Local Exp LTC Meeting Expenses	3,000.00	1,643.81	1,356.19
65210 660	LTC Local Exp APC Meeting Expenses	-	442.26	(442.26)
65220 660	LTC Local Exp Communications	-	-	-
65230 660	LTC Local Exp Special Projects	-	1,750.13	(1,750.13)
65240 660	LTC Local Exp Miscellaneous	-	-	-
TOTAL LTC Local Expense		3,000.00	3,836.20	(836.20)
73001 660 3007	Saturna RAR	4,000.00	3,590.87	409.13
TOTAL Project Expense		4,000.00	3,590.87	409.13

Nicole Ranger

Finance Clerk
 Islands Trust
 200-1627 Fort Street
 Victoria, BC V8R 1H8
 Phone: (250) 405-5152
 Fax: (250) 405-5155

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Please consider the environment before printing this email

Updated: February 9, 2012

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.	August 31/11	SA-LTC-32-11	Adopt Ocean Loop Geo-thermal Exchange Enforcement Policy	It was Moved and Seconded that the Saturna Island Local Trust Committee adopts the policy stated in the Islands Trust memorandum dated August 23, 2011 regarding Ocean Loop Geo-thermal Exchange Enforcement. "That given that the Saturna Island Local Trust Committee (LTC) has placed "ocean loop geoeexchange" on the LTC project list as a matter for staff review existing ocean loop geoeexchange systems will not be subject to enforcement unless issues of health, safety or environmental degradation arise."
6.	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 License without referral to the Local Trust Committee. All other Special Occasion License referrals are to be referred to the Local Trust Committee for consideration

U:\LOCAL TRUST COMMITTEES\Saturna\Policies and Standing Resolutions\Policies and standing resolutions_Feb 9 2012.doc



Islands Trust

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Population (2011):

Approximately 335

Size:

3422 hectares (8,455 acres)

Location:

27 kilometres south-east of the Swartz Bay ferry terminal on Vancouver Island.

[Land Use Planning](#)

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Saturna Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Saturna Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

Scribbler - Trustee Reports

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- [October - 2012](#)
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- [June - 2012](#)
- [March - 2012](#)

Planner Office Hours on Saturna Island

- [Planner Office Hours on Saturna Island - 2013](#)

Saturna Island Local Trust Committee Projects

Local trust committee community planning projects are initiated and managed through their Work Programs. The Work Program Top Priorities are projects that have been prioritized by the LTC and for which resources are available or anticipated to be available shortly. Projects can be significant and long term, such as an Official Community Plan Review, or may be relatively minor, such as an amendment to a regulation in a Land Use Bylaw.

- [Work Program Top Priorities](#)

Riparian Area Regulation (RAR)Implementation

- [Saturna Island Riparian Areas Regulation Stream Identification](#)
- [Implementation of Provincial Riparian Areas Regulation Staff Report - February 2012](#)
- [Map of lands potentially subject to RAR](#)
- [RAR Fact Sheet](#)
- [Link to provincial RAR website](#)
- [Riparian Areas Regulation Notice of Open House - April 28, 2012](#)
- [Land Owner Contact Letter - March 20, 2012](#)
- [Lyall Creek Upper Tidal Influence Report - June 2012](#)
- [Staff Report - June 21, 2012](#)
- [Staff Report - September 6, 2012](#)
- [Adopted Bylaw No. 109 \(OCP Amendment\)](#)

Ocean Loop Geo-exchange

- [Staff Report - August 8, 2012](#)
- [Staff Report - October 30, 2012](#)
- [Adopted Bylaw No. 110](#)

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General

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- ["A Guide to Environmentally Friendly Building and Renovating in the Southern Gulf Islands" booklet](#)
- [A "Choosing a Building Site on your Lot" fact sheet](#)
- [A "Making Changes to your Lot Line" fact sheet](#)
- [An "Applying for a Variance" fact sheet](#)
- [Notice Enforcement Bylaw No. 105 \(Proposed\)](#)

Ecosystem Mapping Webpage**Applications****SA-RZ-2012.1 (Yardley)**

- [Staff Report - March 30, 2012](#)
- [Staff Report - August 29, 2012](#)

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