Saturna Island Local Trust Committee
Special Meeting Agenda

Date: July 28, 2018
Time: 1:00 pm
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

Pages

1. CALL TO ORDER 1:00 PM - 1:40 PM

2. APPROVAL OF AGENDA

3. BUSINESS ITEMS

3.1 Community Information Meetings

3.1.1 Saturna Island Local Trust Committee Bylaw No.119

3.1.2 Saturna Island Local Trust Committee Bylaws No. 120 & 121

3.1.3 Saturna Island Local Trust Committee Bylaws No. 122 & 123

3.2 Public Hearings 1:40 PM - 2:15 PM

3.2.1 Recess for Public Hearings

3.2.1.1 Saturna Island Local Trust Committee Bylaw No. 119

3.2.1.2 Saturna Island Local Trust Committee Bylaws No. 120 & 121

3.2.1.3 Saturna Island Local Trust Committee Bylaws No. 122 & 123

3.2.2 Recall to Order

----------BREAK---------- 2:15 PM - 2:45 PM

3.3 Applications and Referrals 2:45 PM - 3:30 PM

3.3.1 SA-RZ-2018.1 (Hall/Crooks) - Staff Memo & Bylaws No. 120 &121 (attached) 3 - 14

For further consideration

3.4 Local Trust Committee Projects

3.4.1 Land Use Bylaw Review - Staff Memo & Bylaw No. 119 (attached) 15 - 16

For further consideration

3.4.2 Secondary Suites - Staff Memo & Bylaws No. 122 & 123 (attached) 17 - 26

For further consideration

3.5 Trust Programs Committee, Services Integration - Staff Briefing (attached) 27 - 27

For LTC input

4. ADJOURNMENT 3:30 PM - 3:30 PM

STAFF REPORT

File No.: SA-RZ-2018.1
(Hall/Crooks)

DATE OF MEETING: July 28, 2018

TO: Saturna Island Local Trust Committee

FROM: Gary Richardson, Island Planner
Victoria Office

SUBJECT: Proposed Bylaws 120 and 121 – Density Transfer Application
Applicant: Ron Hall/Barry Crooks
Location: Saturna Island Local Trust Area

1. That the Saturna Island Local Trust Committee Proposed Bylaw No. 120 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.1, 2018" be read a Second time.
2. That the Saturna Island Local Trust Committee Proposed Bylaw No. 120 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.1, 2018" be read a Third time.
3. That the Saturna Island Local Trust Committee Proposed Bylaw No. 120 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.1, 2018" be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.
4. That the Saturna Island Local Trust Committee Proposed Bylaw No. 120 cited as "Saturna Island Official Community Plan Bylaw 70, 20007, Amendment No.1, 2018" be forwarded to the Minister of Municipal Affairs and Housing.
5. That the Saturna Island Local Trust Committee Proposed Bylaw No. 121 cited as "Land Use Bylaw No. 78, 2002, Amendment No.1, 2018" be read a Second time.
6. That the Saturna Island Local Trust Committee Proposed Bylaw No. 121 cited as "Land Use Bylaw No. 78, 2002, Amendment No.1, 2018" be read a Third time.
7. That the Saturna Island Local Trust Committee Proposed Bylaw No. 121 cited as "Land Use Bylaw No. 78, 2002, Amendment No.1, 2018" be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

REPORT SUMMARY

Proposed Bylaws 120 (OCP) and 121(LUB) amends the Saturna Island OCP and LUB to allow for 29 densities to be transferred from one parcel to another. This report recommends steps to be taken following public hearing.

BACKGROUND

Application to rezone two large properties was received January 2018. The application is to transfer subdivision density from one lot to another. The proposed bylaws amend the OCP and LUB in order to facilitate the transfer of 29 densities from one lot to another.

The LTC directed staff to prepare draft bylaws at its April 27, 2018 LTC meeting. At its June 14, 2018 LTC meeting gave the draft bylaw 120 and 121 first reading.

There have been various staff reports prepared (available on the Saturna Island LTC webpage).

Statutory notification has been carried out and no comments have been received as a result of the notification.

A public hearing is scheduled for July 28, 2018.

A public hearing is a quasi-judicial process within and following which specific procedures must be followed.

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Forwarding to the Minister of Municipal Affairs and Housing for approval (OCP Bylaws only).
5. Reconsideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

If the Executive Committee and Minister approve the bylaw, the next step for the LTC would be to adopt the bylaw.

Rationale for Recommendation:

- The community has had to opportunity to comment on this project and the proposed bylaw.
- First Nations and Agencies have been consulted.
- Statutory notification has been carried out and as of the date of this report no comments had been received as a result of the notification.

- A Public Hearing has been held.

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

- Consistent with ITPS policy as due to its location, surrounded by GINPR lands, it creates a large un-fragmented 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 (receiver parcel) 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 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.

NEXT STEPS

- Forward the proposed bylaws to the Executive Committee of the Islands Trust for approval.
- Forward Bylaw 120 to the Minister of Municipal Affairs and Housing for approval.
- Place on future LTC agenda for adoption.

Submitted By:	Gary Richardson, Island Planner	July 19, 2018

ATTACHMENTS

1. Proposed Bylaws 120 and 121

PROPOSED

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 14TH DAY OF JUNE 2018

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

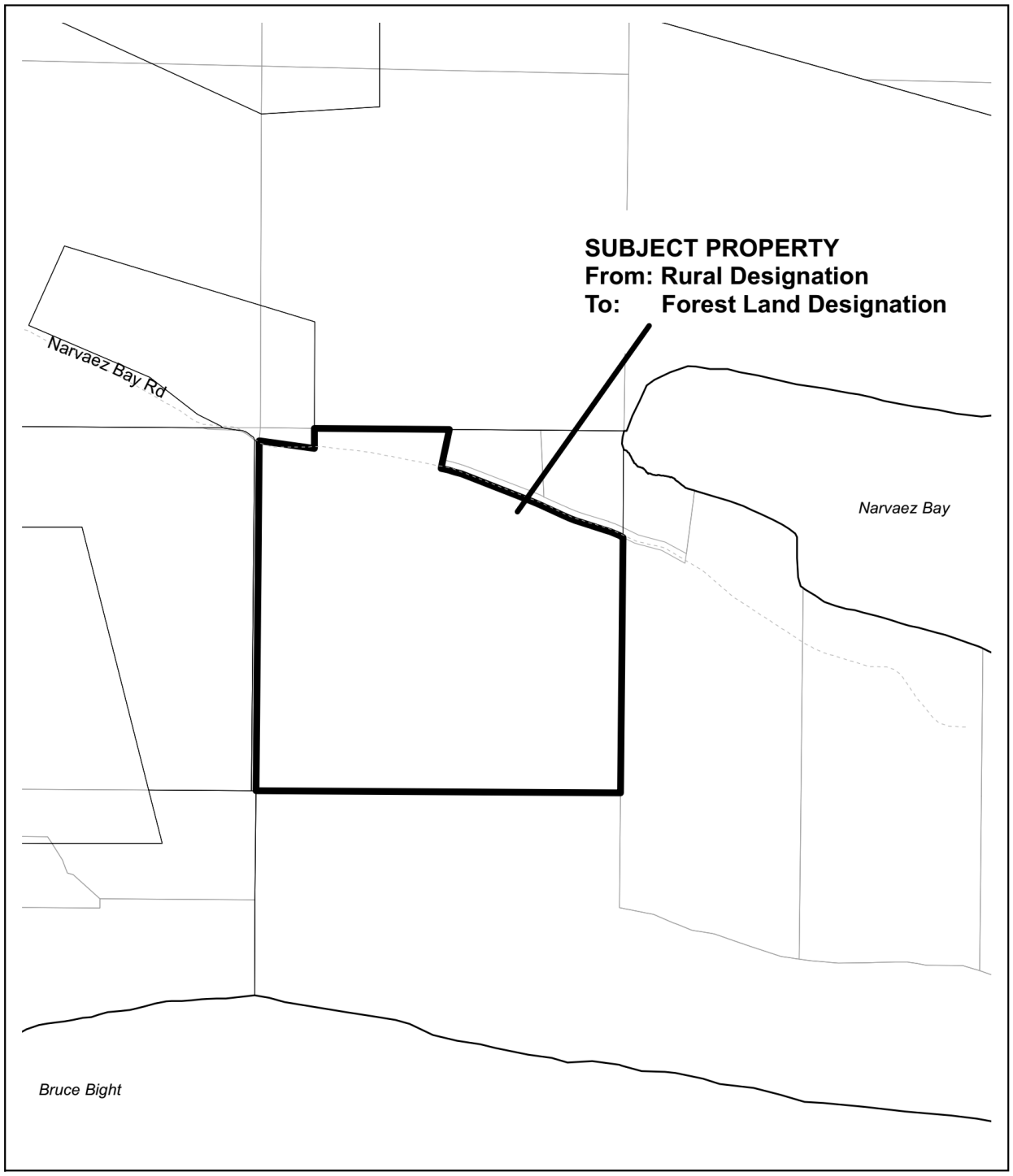
SCHEDULE 1

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

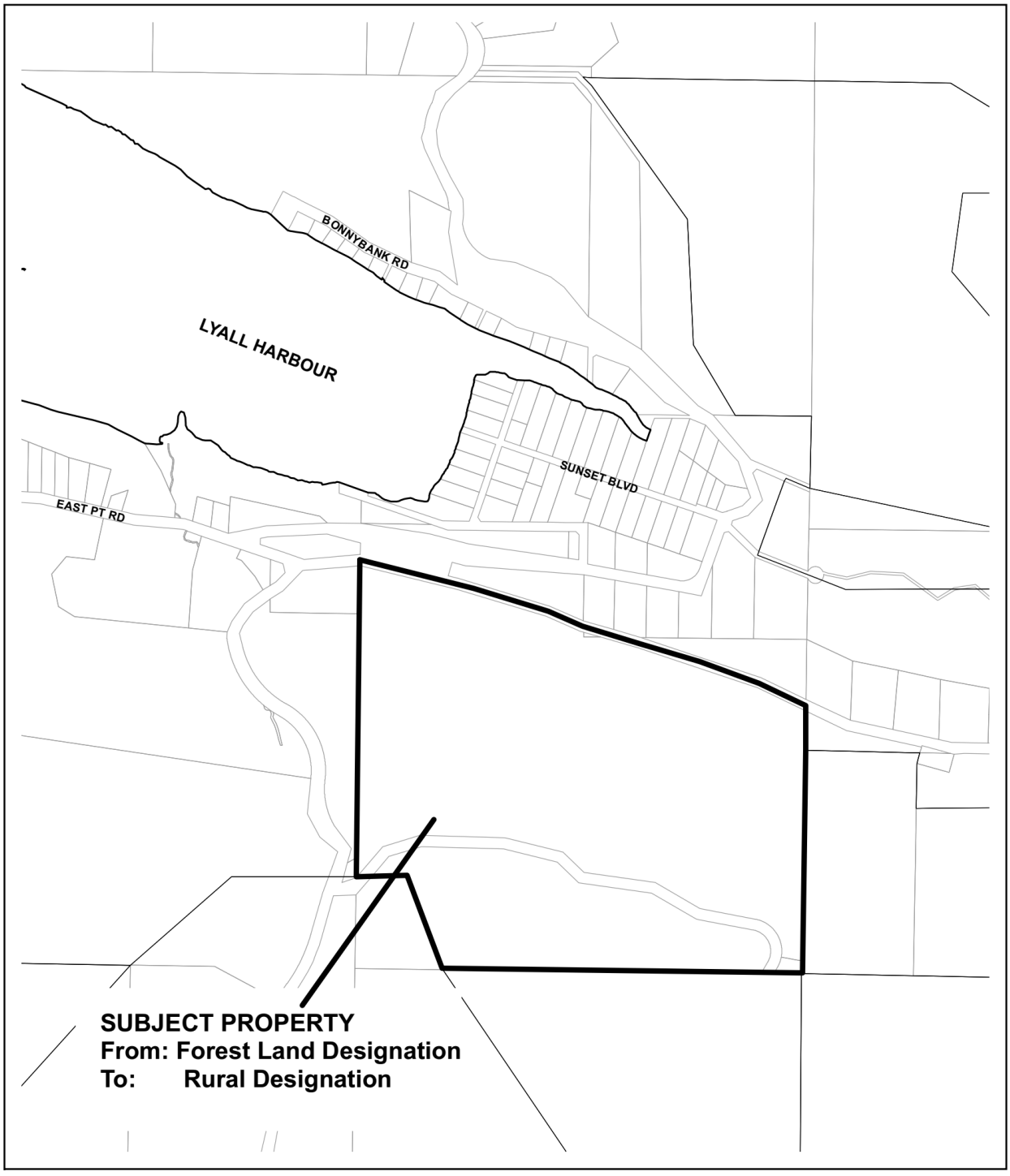
1) By changing the designation of the lands legally described as the North East ¼ of Section 2 Saturna Island, Cowichan District, Except Part in Plan 31309 from the Rural designation to the Forest Land designation, as shown on Plan No. 1, which is attached to and forms part of this bylaw; and

2) By changing the designation of the lands legally described as Lot A, Sections 8 and 9, Plan EPP34445, Saturna Island, Cowichan Districtfrom 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


SUBJECT PROPERTY
From: Rural Designation
To: Forest Land Designation
Narvaez Bay Rd
Narvaez Bay
Bruce Bight

Plan No. 2


BONNYBANK RD
LYALL HARBOUR
SUNSET BLVD
EAST PT RD
SUBJECT PROPERTY
From: Forest Land Designation
To: Rural Designation

PROPOSED

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):

Column 1	*Column 2*	*Column 3*
	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 14TH DAY OF JUNE 2018

PUBLIC HEARING HELD THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

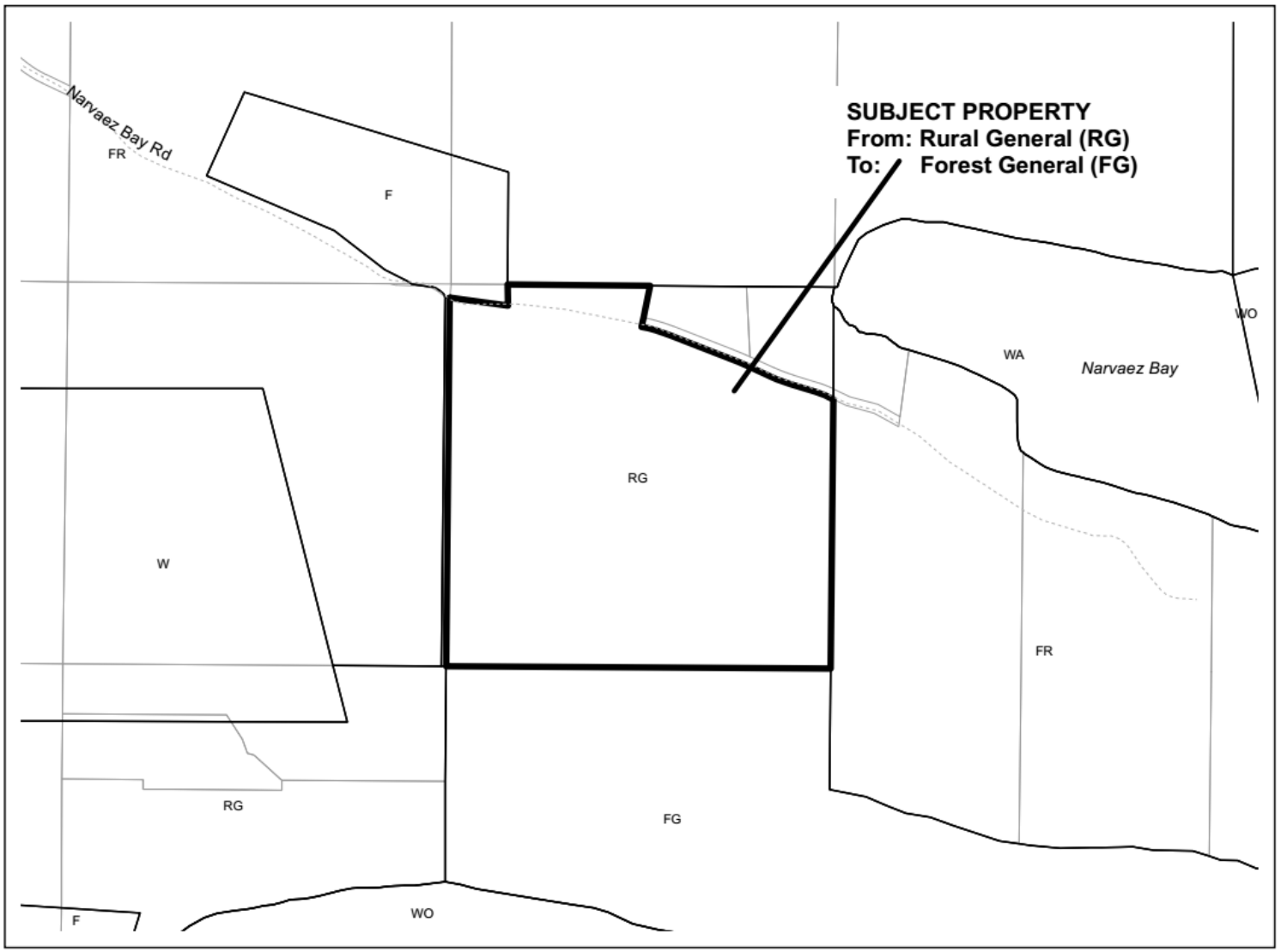
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

Chair **Secretary**

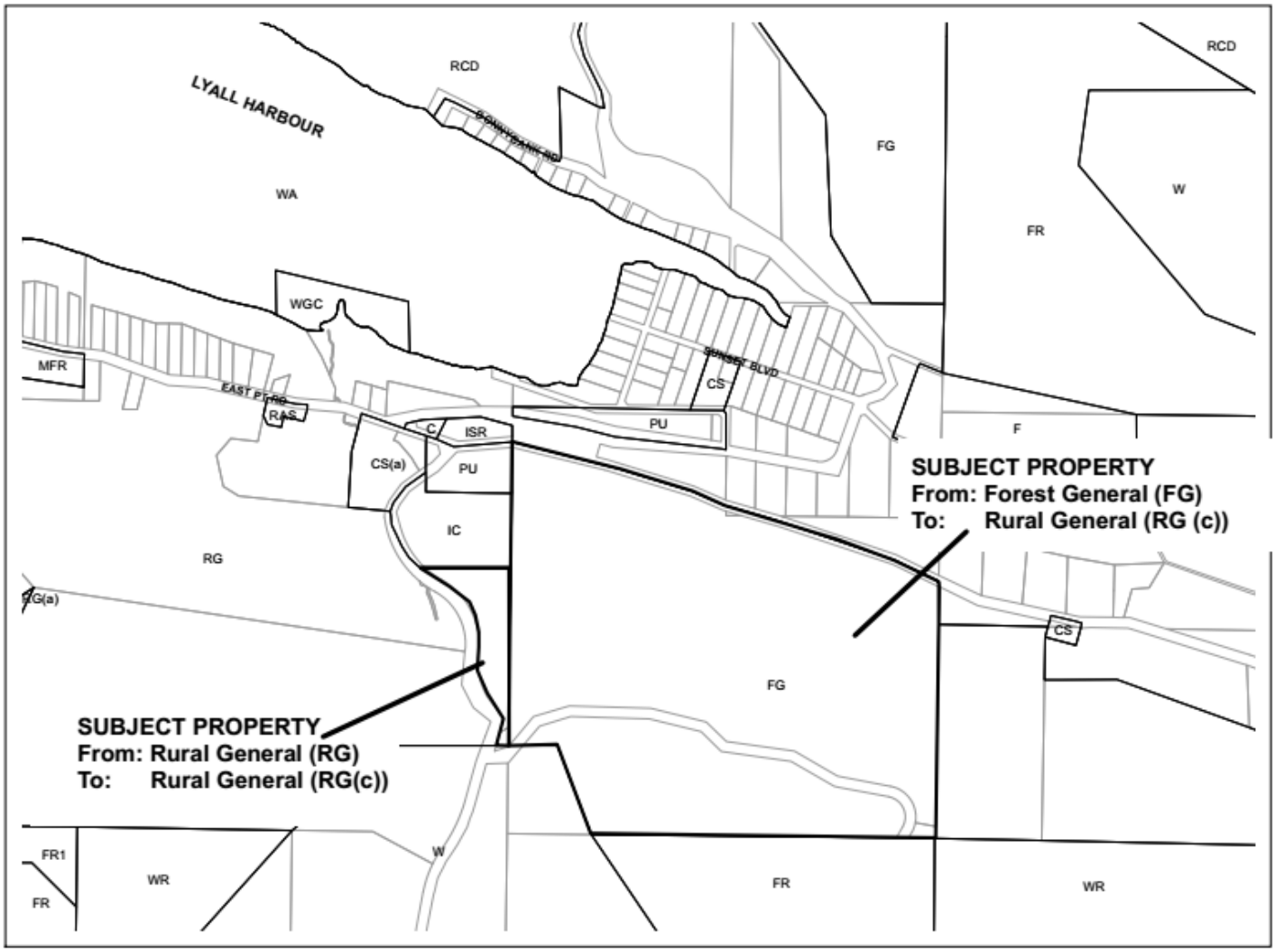
SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 121

Plan No. 1



SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 121

Plan No. 2



STAFF REPORT

File No.: 6500-20 (Land Use Bylaw Review)

DATE OF MEETING: July 28, 2018

TO: Saturna Island Local Trust Committee

FROM: Gary Richardson, Island Planner
Victoria Office

SUBJECT: Proposed Bylaw 119 – Saturna Island Land Use Bylaw Review
Applicant: Saturna LTC Project
Location: Saturna Island Local Trust Area

1. That the Saturna Island Local Trust Committee Proposed Bylaw No. 119, 2018 be read a Second time.
2. That the Saturna Island Local Trust Committee Proposed Bylaw No. 119, 2018 be read a Third time.
3. That the Saturna Island Local Trust Committee Proposed Bylaw No. 119, 2018 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

REPORT SUMMARY

Proposed Bylaw 119 (LUB) replaces the existing Saturna Island LUB.

This report recommends steps to be taken following public hearing.

BACKGROUND

Updating the Saturna Land Use Bylaw is a project priority of the Saturna LTC.

Proposed Bylaw 119 contains amendments that are a result of 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, and review and updating of definitions.

There have been various staff reports prepared (available on the Saturna Island LTC webpage).

Statutory notification has been carried out and no comments have been received as a result of the notification.

A public hearing is scheduled for July 28, 2018.

A public hearing is a quasi-judicial process within and following which specific procedures must be followed.

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Reconsideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

If the Executive Committee approves the bylaw, the next step for the LTC would be to adopt the bylaw.

Rationale for Recommendation:

- The community has had to opportunity to comment on this project and the proposed bylaw.
- Provides more clarity and certainty for landowners regarding permitted land uses and regulations pertaining to their property.
- Agencies have been consulted.
- Statutory notification has been carried out and as of the date of this report no comments had been received as a result of the notification.
- A Public Hearing has been held.

NEXT STEPS

- Forward the proposed bylaw 119 to the Executive Committee of the Islands Trust for approval.
- Place on future LTC agenda for adoption.

Submitted By:	Gary Richardson, Island Planner	July 19, 2018

ATTACHMENTS

1. Proposed Bylaw 119 (under separate cover)

STAFF REPORT

File No.: 6500-20 (Secondary Suites)

DATE OF MEETING: July 28, 2018

TO: Saturna Island Local Trust Committee

FROM: Gary Richardson, Island Planner
Victoria Office

SUBJECT: Proposed Bylaws 122 and 123 – Secondary Suites for the Saturna Island Local Trust Area
Applicant: Saturna LTC Project
Location: Saturna Island Local Trust Area

1. That the Saturna Island Local Trust Committee Proposed Bylaw No. 122 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.2, 2018" be read a Second time.
2. That the Saturna Island Local Trust Committee Proposed Bylaw No. 122 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.2, 2018" be read a Third time.
3. That the Saturna Island Local Trust Committee Proposed Bylaw No. 122 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.2, 2018" be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.
4. That the Saturna Island Local Trust Committee Proposed Bylaw No. 122 cited as "Saturna Island Official Community Plan Bylaw 70, 20007, Amendment No.2, 2018" be forwarded to the Minister of Municipal Affairs and Housing.
5. That the Saturna Island Local Trust Committee Proposed Bylaw No. 123 cited as "Land Use Bylaw No. 78, 2002, Amendment No.2, 2018" be read a Second time.
6. That the Saturna Island Local Trust Committee Proposed Bylaw No. 123 cited as "Land Use Bylaw No. 78, 2002, Amendment No.2, 2018" be read a Third time.
7. That the Saturna Island Local Trust Committee Proposed Bylaw No. 123 cited as "Land Use Bylaw No. 78, 2002, Amendment No.2, 2018" be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

REPORT SUMMARY

Proposed Bylaws 122 (OCP) and 123(LUB) amends the Saturna Island OCP and LUB by allowing secondary suites in most areas that permit residences within the Saturna Island Local Trust area. This report recommends steps to be taken following public hearing.

BACKGROUND

The Local Trust Committee is considering amending the OCP and LUB to allow secondary suites in residences within most of the Saturna Island Local Trust Area. Areas that are known to have water quality or quantity issues have been excluded from the amendment.

There have been various staff reports prepared (available on the Saturna Island LTC webpage).

Statutory notification has been carried out and no comments have been received as a result of the notification.

A public hearing is scheduled for July 28, 2018.

A public hearing is a quasi-judicial process within and following which specific procedures must be followed.

Following the hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the hearing are as follows:

1. Consideration of Second Reading (this may include amendments to alter a bylaw).
2. Consideration of Third Reading.
3. Forwarding of the bylaw to Executive Committee for approval.
4. Forwarding to the Minister of Municipal Affairs and Housing for approval (OCP Bylaws only).
5. Reconsideration and adoption.

Following the close of the hearing, the LTC may not hear further submissions without holding a new hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings: a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the hearing, based on information received or heard by the LTC at any point prior to the close of the hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner's consent.

If the Executive Committee and Minister approve the bylaw, the next step for the LTC would be to adopt the bylaw.

Rationale for Recommendation:

- The community has had to opportunity to comment on this project and the proposed bylaw.
- 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.
- First Nations and Agencies have been consulted.

- Statutory notification has been carried out and as of the date of this report no comments had been received as a result of the notification.
- A Public Hearing has been held.

NEXT STEPS

- Forward the proposed bylaws to the Executive Committee of the Islands Trust for approval.
- Forward Bylaw 122 to the Minister of Municipal Affairs and Housing for approval.
- Place on future LTC agenda for adoption.

Submitted By:	Gary Richardson, Island Planner	July 19, 2018

ATTACHMENTS

1. Proposed Bylaws 122 and 123

PROPOSED

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 14TH DAY OF JUNE 2018

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."

PROPOSED

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 m^2 (968 ft^2) 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

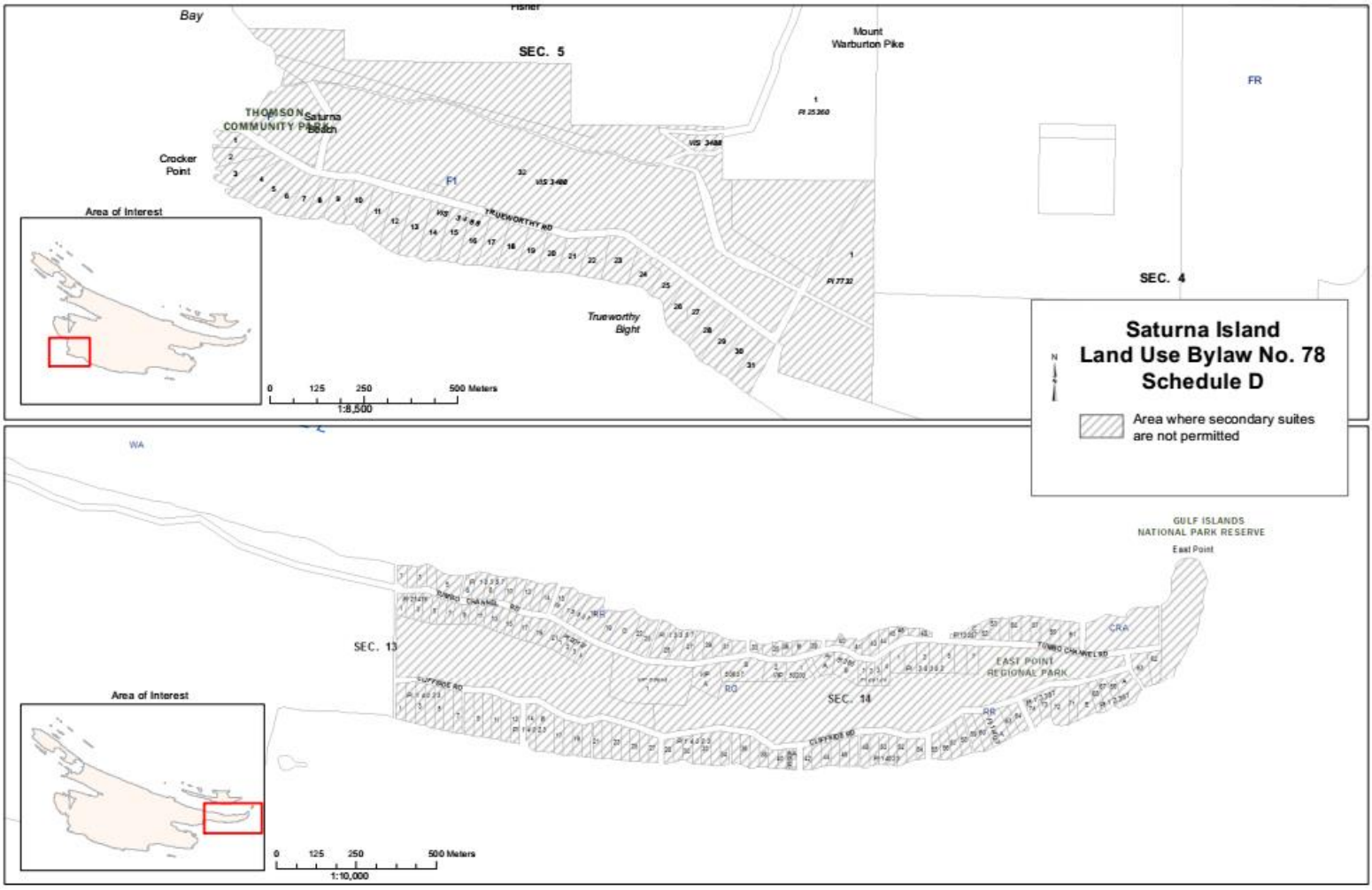
If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	14TH	DAY OF	JUNE	2018
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



BRIEFING

To:	Local Trust Committees/Bowen Island Municipality	**For the Meeting of:**	Various
From:	**Trust Programs Committee**	**Date Prepared:**	July 16, 2018
SUBJECT:	**Service Integration**		

PURPOSE: To request input from local trust committees/Bowen Island Municipality about any service integration concerns.

BACKGROUND: The Trust Programs Committee working group has been meeting to consider potential improvements to service delivery by the various government service providers, including the Islands Trust, to Salt Spring Island and the wider Trust area. This work was initiated in response to the incorporation process on Salt Spring Island in 2017, and specifically, to address a critique of the governance model on Salt Spring Island that is characterized by multiple agencies delivering community services in a non-coordinated manner. Trust Council (TC) has tasked the working group with: ***Identifying potential governance or operational changes that could be adopted in order to improve the delivery and integration of all the types of services that are delivered to the Islands Trust Area.***

TPC would like local trust committees and Bowen Island Municipality to create inventories of barriers experienced in engaging service providers and other agencies and to provide those responses to TPC via the Director of Trust Area Services. A suggested resolution for conveying any concerns is as follows:

> That the XX Island LTC/BIM advises Trust Programs Committee that the LTC/BIM has experienced barriers to engaging service providers/other agencies when addressing the following topics:
>
> 1.
> 2.
> 3.

ATTACHMENT(S):

1. **None.**

FOLLOW-UP: TPC will consider responses received by August 20, 2018 meeting. At its August 20, 2018 meeting, TPC will discuss how to handle responses received after August 20.

Prepared By: **Clare Frater, Director, Trust Area Services**

Reviewed By/Date: **Brian Crumblehulme, TPC Chair**
David Marlor, Director, Local Planning Services