

Saturna Island Local Trust Committee

Record of Public Hearing

SA-RZ-2023.2 (Thachuk)

Date: March 26, 2024
Location: Electronic Meeting

Members Present: David Maude, Chair (electronic)
Lee Middleton, Local Trustee (electronic)
Mairead Boland, Local Trustee (electronic)

Staff Present: Brad Smith, Island Planner (electronic)
Katherine Vogt, Recorder (electronic)

Others Present: There were approximately five (5) members of the public present.

1. CALL TO ORDER

Chair Maude called the Public Hearing to order at 2:18 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Maude introduced himself, the Trustees, staff, and the recorder.

Chair Maude read a statement outlining the content, purpose, and process of the Public Hearing according to Section 465 of the *Local Government Act*.

Chair Maude noted that all written submissions that had been received prior to the meeting and all relevant documents are contained in the Public Hearing binder, which is available to the public.

3. REVIEW OF PUBLIC HEARING NOTICE

Island Planner Smith reviewed the procedures for posting of notices and publication of Public Hearing according to statutes. There were two recent public submissions received in response to the notice. There were no referral responses from First Nations that the Local Trust Committee received. There were no other concerns raised by other agencies.

Island Planner Smith explained that the purpose of proposed Bylaws 140 and 141, if adopted, will amend the Saturna Island Land Use Bylaw No. 119, 2018 and the Saturna Island Official Community Plan by rezoning the subject parcel located at 100 and 101 Payne Road to allow for an additional density. Currently the subject property is a single-family dwelling with an accessory cottage which are owned by separate families. The proposed additional density is to

be transferred from the subject parcel located at 201 Harris Road. Three additional densities are also being donated by the Harris Road property owner to the Community Amenity Density Reserve to be used for future property acquisition and conservation purposes.

4. SA-RZ-2023.2 (Thachuk) - Proposed Bylaws 140 and 141

Chair Maude asked if any members of the public would like to speak to application SA-RZ-2023.2 (Thachuk) and Proposed Bylaws 140 and 141. He also offered that email submissions could be made up until the end of the meeting to vicphssub@islandstrust.bc.ca.

The following comments were made:

- Al Razutis spoke on his recent 17-page submission to the Islands Trust, sent March 25, 2024 written by himself and Elizabeth Popperwell
 - The submission was to request that the application for rezoning be denied for numerous reasons, especially that planning staff has not adequately reviewed the previous history of sensitive watercourse degradation/excavation issues related to the property proposed for rezoning
 - The speaker added that adequate notification was not provided for immediate neighbors of the property
- Robert Bruce added to his recent two-page submission to the Islands Trust sent on March 25, 2024, to note that the previous owners of the property proposed for rezoning had tried to have it subdivided and were turned down, and had tried to sell the property to Robert Bruce
 - The sensitive wetlands on the subject property have been long identified in maps on the Islands Trust website
- Elizabeth Popperwell reiterated comments made in the Community Information Meeting for the record
 - It was stated that the piecemeal dismantling of the Official Community Plan by people with the money and time to create exceptions for themselves is done without consideration for their neighborhood
 - Density transfers on a whole island basis, rather than a neighborhood basis, is flawed
 - The property proposed for rezoning is currently an undivided one with four co-tenants who could pursue other methods of dealing with their estate planning issues, rather than upending the Official Community Plan
 - A subdivision of the subject property will provide a large financial gain for both couples

Chair Maude called a second time for any comments or submissions on the application.

Chair Maude called for submissions a third and final time.

5. ADJOURNMENT

Chair Maude noted that upon closure of the Public Hearing, any further questions or submissions should be forwarded to staff, as Trustees cannot hear or receive anything further on the application post-public hearing.

There being no further submissions, Chair Maude declared the Public Hearing closed at 2:34 p.m.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

David Maude, Chair

Certified Correct:

Katherine Vogt, Recorder

DATE