

Saturna Island Local Trust Committee

Minutes of Regular Meeting

Date: January 29, 2026

Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

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

Staff Present: Brad Smith, Island Planner
Warren Dingman, Bylaw Compliance & Enforcement Manager (electronic)
Clare Frater, Director, Trust Area Services (electronic)
Kathryn Martell, Ecosystem Protection Specialist (electronic)
Lisa Millard, Meeting Administrator (electronic)
Carly Bilney, Recorder (electronic)

Others Present: Paul Brent, Capital Regional District (CRD) Electoral Area Director for the Southern Gulf Islands

There were approximately twenty-seven (27) members of the public present.

1. CALL TO ORDER

Chair Maude called the meeting to order at 11:05 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Maude acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. TRUSTEE REPORT

Trustee Boland reported the following:

- Expressed concern about the budget and preparing for the draft budget tax increase
- Commented on the decrease in revenue and grant funding and noted a final budget decision will be made at the Trust Council meeting in March

- Encouraged members of the public to submit comments

Trustee Middleton commented that he is looking forward to hearing public feedback on the draft Trust Policy Statement.

5. CHAIR'S REPORT

Chair Maude reported the following:

- Much time has been spent on the budget of which a large percentage is out of the control of Trust Council
- Cost of living and expenses are increasing and Trustees are trying their best to respond

6. ELECTORAL AREA DIRECTOR'S REPORT – none

7. TOWN HALL AND QUESTIONS

- A member of the public urged the Local Trust Committee to table or defeat the policy statement and described consequences of the current draft such as tax increases and increased costs associated with First Nations participation in planning decisions
- A member of the public expressed concern about the lack of specificity in the draft policy statement
- The Planner noted the upcoming community information meeting on the policy statement will provide opportunity for members of the public to comment further

8. COMMUNITY INFORMATION MEETING

8.1 Policy Statement - Local Engagement

Director Clare Frater provided a presentation and highlighted the following:

- Trust Council must adopt an Islands Trust Policy Statement
- The current Trust Policy Statement has been in effect since 1993
- The Trust Policy Statement sets the high-level guidance under which all local trust committees develop Official Community Plans; it forms the foundation for strategic planning and regulatory bylaws, and informs inter-governmental relationships
- The Islands Trust Policy Statement Amendment Project was undertaken in response to First Nations reconciliation commitments, climate change, and housing needs
- The draft was given first reading in July 2025 and is in the referral process
- Public feedback and referral responses will be provided to Trust Council for consideration prior to adoption
- The draft Trust Policy Statement has been referred to the Saturna Island Local Trust Committee and the Local Trust Committee wishes to hear public input to inform their referral response

The following questions, answers, and comments were noted:

- The Capital Regional District Electoral Area Director for the Southern Gulf Islands expressed opposition to the draft policy statement; he criticized public engagement efforts to date and, noting an increase in directive policies and a reduction in advisory policies, he suggested the proposed draft will not be cost effective
- A member of the public expressed opposition to the current draft and noted it includes an excessive number of policies that will dictate how islanders should do business; he suggested the draft will result in little or no movement for projects, and that it should instead be simplified so that it can be clearly interpreted
- A member of the public expressed concern that the Executive Committee will have the ability to override local trust committees, and he noted a need for greater emphasis on local community
- A member of the public commented on hearing impairment challenges he faces and the difficulty he has hearing speakers at Islands Trust meetings
- A member of the public expressed appreciation for the Islands Trust's overarching regulatory abilities that have preserved and protected the islands, but expressed concern about policy directives that threaten local autonomy
- A member of the public questioned the ability of the Trust Policy Statement to manage Reconciliation, and expressed a need for clarification of co-management with First Nations
- A member of the public suggested public engagement by the Islands Trust is flawed and commented that the survey does not effectively involve residents in developing the policy statement
- Other members of the public criticized the survey and suggested it does not provide for satisfactory engagement
- A Trustee compared the difference between the Islands Trust, as a corporate body that represents thirteen major local trust areas, and the Saturna Local Trust Committee that represents islanders, and encouraged members of the public to continue sharing their concerns
- Comments were made that compared the use of local and regional publications and the Islands Trust website to share information about the policy statement
- A Trustee summarized comments made so far and noted that no support has been expressed by Saturna residents for the current policy statement draft; she commented that though there is general support of the Trust, something is fundamentally wrong with the draft Trust Policy Statement and there is a need for more reflection
- A Trustee expressed support for the general effort made to update the Trust Policy Statement, but expressed caution that the provincial strategy to advance Reconciliation is currently in flux and the process should proceed no further until it has been resolved

- Director Frater encouraged members of the public to continue to share feedback and noted that specific input about policies is particularly useful

The meeting was recessed at 12:25 p.m. and reconvened at 12:30 p.m.

8.2 East Point Wetland Proposal

Island Planner Smith provided an introductory presentation and highlighted the following:

- A description of the property and related ecosystem mapping data that was prepared by a professional biologist
- The rezoning proposal seeks to permanently conserve a minimum of 4.5 acres of wetland and connecting buffer zone with potential opportunity for conservation of 3.8 acres of forested wetland and two smaller disturbed wetlands
- Conservation would be through a Natural Area Protection Tax Exemption Program (NAPTEP) covenant
- In exchange for conserving potentially over 1/3 of the 33 acre property the application seeks to move three densities held in the Community Amenity Density Reserve (CADR), along with one private local density, to the subject property to allow for a subdivision of potentially four lots of a minimum of two acres in size with a remainder portion of approximately 25 acres
- The existing covenant would also need to be removed to permit the density transfer and subdivision
- The slides from the presentation will be posted on the website under the meeting details page

Islands Trust Conservancy Ecosystem Protection Specialist Martell provided a presentation and highlighted the following:

- An overview of Islands Trust Conservancy and how the Conservancy protects private land through conservation covenant agreements and fee-simple owners of nature reserves
- Details on how a NAPTEP covenant works
- The Conservancy's role when conservation is linked with development which entails a parallel application process
- The value of a conservation proposal from the perspective of the Islands Trust Conservancy is not necessarily connected to what the Local Trust Committee might contemplate (such as transfer of densities, for example)

The following questions, answers, and comments were noted:

- A Trustee questioned whether the Islands Trust Conservancy can evaluate the conservation activities of a proposal and it was noted that there needs

to first be enough structure to a proposal for Islands Trust Conservancy staff and Board to know what they are evaluating

- The Islands Trust Conservancy staff member noted the best path forward is for the Local Trust Committee to provide parameters from which further discussion can follow
- The proponents noted the boundaries on the maps are only suggestions at this time and can be configured differently in the future
- Island Planner Smith suggested the Local Trust Committee might require a more comprehensive biologist's assessment as the process proceeds
- In response to a question, the Planner noted the map encapsulates the road because it is within the buffer zone surrounding the wetland areas
- In response to a question about whether the proposed subdivision would set a precedent, the Planner suggested a precedent would not be set because there is already a significant restriction on the land, and the property has unique features that do not exist elsewhere
- The Planner described the Community Amenity Density Reserve (CADR) policy in the Saturna Official Community Plan (OCP) and, in response to a question, noted that any work to approve affordable housing through CADR would require an OCP amendment
- The Islands Trust Conservancy staff member noted that wetlands and riparian areas are protected by the Riparian Areas Protection Act and the Water Sustainability Act
 - A covenant that spans more than one property makes covenant monitoring and enforcement more complicated
- Concern was expressed about increasing density in the area
- The Planner commented this is a preliminary opportunity for the proponents to present their proposal and much discussion remains to be had; he also noted that a new set of Trustees may bring new perspectives following the next election
- The Planner noted that the Local Trust Committee has a wide range of discretion to seek information from the applicants through professional reports
- The Planner explained that staff would likely recommend at the time of rezoning that the Local Trust Committee require some standard of water, and the proponents expressed a preference for potable rain water catchment systems
- A member of the public commented that the land can currently be logged, staff responded a separate s219 covenant could be imposed on the entire lot to restrict logging
- In response to a question from a member of the public, the proponent expressed an intention to continue running a sawmill business but expressed willingness to limit tree removal through a covenant
- A Trustee expressed a willingness to consider a transfer of land to the Capital Regional District or similar body particularly if it resulted in a public park or walking trail around the wetland
- A Trustee questioned whether the value of three extra lots is commensurate to the community value of protecting the wetland through the proposed

NAPTEP covenant approach and suggested it is now up to the proponents to create a compelling and specific proposal

9. PUBLIC HEARING - none

10. MINUTES

10.1 Local Trust Committee Minutes Dated July 24, 2025 (for Adoption)

By general consent the Saturna Island Local Trust Committee meeting minutes of July 24, 2025 were adopted.

10.2 Section 26 Resolutions-without-meeting Report Dated Jan 2026

Received for information.

11. BUSINESS ARISING FROM THE MINUTES

11.1 Follow-up Action List Dated Jan 2026

Received for information.

12. DELEGATIONS - none

13. CORRESPONDENCE - none

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

14. APPLICATIONS AND REFERRALS

14.1 Trust Council Bylaw No. 183 Policy Statement Bylaw Referral – For Response

A Trustee commented on how the Islands Trust cannot proceed with the policy statement until the province gives direction on its approach to Reconciliation given unforeseen legal interpretations.

SA-2026-001

It was MOVED and SECONDED,

that the Saturna Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 not proceed for the following reasons:

- Because of opinions expressed at the Saturna Community Information Meeting as reflected in the minutes, and
- Because the province's legislative framework for Reconciliation upon which we rely to do our work in this area is in flux.

CARRIED

14.2 Mayne Island Local Trust Committee Referral for Draft Bylaws 196 and 197 (for Response)

SA-2026-002

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee responds to the Mayne Island Local Trust Committee that interests are unaffected by draft Bylaws 196 and 197.

CARRIED

14.3 Mayne Island Local Trust Committee Referral for Proposed Bylaw No. 200 (for Response)

SA-2026-003

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee responds to the Mayne Island Local Trust Committee that interests are unaffected by draft Bylaw No. 200.

CARRIED

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Minor Housing Review Project - Draft Bylaw No. 143 - Staff Report

Island Planner Smith summarized the staff report. Brief discussion ensued and a Trustee thanked staff for their work.

SA-2026-004

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee Bylaw No. 143, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024” be read a first time.

CARRIED

SA-2026-005

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee Bylaw No. 143, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024” be read a second time.

CARRIED

SA-2026-006

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee Bylaw No. 143, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024” be read a third time.

CARRIED

SA-2026-007

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee proposed Bylaw No. 143 be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

16. REPORTS

16.1 Work Program Reports

16.1.1 Active Projects Report Dated Jan 2026

Received for information.

16.1.2 Future Projects Report Dated Jan 2026

Received for information.

16.2 Applications Report Dated Jan 2026

Received for information.

16.3 Trustee and Local Expense Report Dated Nov 2025

Received for information.

16.4 Adopted Policies and Standing Resolutions

Received for information.

16.5 Local Trust Committee Webpage – none

16.6 Islands Trust Conservancy Report – none

17. NEW BUSINESS

17.1 Bylaw Enforcement Policy - Staff Report

The Bylaw Compliance and Enforcement Manager summarized the staff report and highlighted the following:

- Trying to adopt best policies and ensure it supplements the Trust Council's Bylaw Enforcement Policy 551 which is currently under review
- The Local Trust Committee has reviewed the Bylaw Enforcement Policy; Trustees requested a staff report about whether it should be adopted as a standalone policy or as part of the bylaw
- Advice is the same as previously; this bylaw repeats the language of the *Local Government Act*

Discussion ensued and a Trustee commented on his intention to make decisions based on the will of the community.

SA-2026-008

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee adopt the proposed Saturna Island Bylaw Compliance and Enforcement Policy.

CARRIED

SA-2026-009

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee, in the Saturna Island Bylaw No. 30, replace: “at all reasonable times” with: “following thirty days notice to the respondent. This notice period may be varied by the Local Trust Committee through resolution on a case-by-case basis.’

CARRIED

SA-2026-010

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee, in Saturna Island Bylaw No. 119, replaces: “24hrs notice” with: “following thirty days notice to the respondent. This notice period may be varied by the Local Trust Committee through resolution on a case-by-case basis.’

CARRIED

The Bylaw Compliance and Enforcement Manager reviewed follow-up action items including adding the adopted resolutions onto the Technical Amendments list. In response to a question from a Trustee, the Planner noted that a technical amendment to the land use bylaw does not affect the Official Community Plan or require approval by the Minister.

17.2 Saturna Island LTC Meeting Procedures Repeal Bylaw No. 144 - Request for Decision - Consideration of Adoption

SA-2026-011

It was MOVED and SECONDED.,

that Saturna Island Local Trust Committee Bylaw No. 144, cited as “Saturna Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 144, 2025”, be adopted.

CARRIED

17.3 Short Term Rental Accommodation – Principal Residence Opt-In – Briefing

A Trustee suggested the Local Trust Committee wait to see what happens over the summer.

18. UPCOMING MEETINGS

18.1 Draft 2026-2027 LTC Meeting Schedule - Request for Decision (for Adoption)

Comments were made in support of alternating meeting locations.

SA-2026-012

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee approve the April, 2026 to March, 2027 Meeting Schedule.

CARRIED

SA-2026-013

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee requests staff investigate holding the April 30, 2026 and/or July 23, 2026 meeting, depending on availability, at the Saturna Island Community Hall.

CARRIED

19. TOWN HALL

Two members of the public commented on the process through which the Trust Policy Statement has progressed. One member of the public expressed disappointment at the lack of opportunity for public consultation on Saturna.

20. CLOSED MEETING - none

21. ADJOURNMENT

By general consent the meeting was adjourned at 3:13 p.m.

David Maude, Chair

Certified Correct:

Carly Bilney, Recorder