

ADOPTED

Saturna Island Local Trust Committee

Minutes of Regular Meeting

Date: April 30, 2026
Location: Saturna Island Community Hall
105 East Point Road, Saturna Island, BC

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

Staff Present: Mary Storzer, Regional Planning Manager
Brad Smith, Island Planner
Lisa Millard, Meeting Administrator / Recorder (electronic)

Others Present: There were approximately 2 members of the public present.

1. CALL TO ORDER

Chair Maude called the meeting to order at 11:41 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

The following additions to the agenda were presented for consideration:

17.2 Minor Bylaw Enforcement Technical Amendments Project

17.3 Authorize Legal Review of Proposed Covenant 185719-0593256

By general consent the agenda was adopted as amended.

4. TRUSTEE REPORT

Trustee Boland reported attendance at March Trust Council and noted the budget passed with nine trustees in opposition including both Saturna Island Trustees and challenges with government regulations that complicate ability for members of the public to do things that should not be difficult.

Trustee Middleton reported that he has been looking at the work program to determine what work can be done during the remainder of the term.

5. CHAIR'S REPORT

Chair Maude reported attendance at March Trust Council and highlighted budget discussions and challenges noting non-discretionary expenditures and funding decreases which resulted in the bulk of the tax increase and that the Trust Policy Statement Amendment project will likely not complete this term.

6. ELECTORAL AREA DIRECTOR'S REPORT - None

7. PUBLIC PARTICIPATION PERIOD

A member of the public spoke to the budget and stated the reduction of provincial funding shows that Islands Trust spending is more dependent on taxpayer funding; therefore, expenditures need to be reduced with staffing levels cut back accordingly.

A member of the public spoke to concerns of autonomy of Local Trust Committees being overridden, residents paying for two levels of government when only one is required, and decreased Provincial funding for Islands Trust resulting in increased taxes.

8. COMMUNITY INFORMATION MEETING - None

9. PUBLIC HEARING - None

10. MINUTES

10.1 Local Trust Committee Minutes Dated January 29, 2026 (for Adoption)

By general consent the Saturna Island Local Trust Committee meeting minutes of January 29, 2026 were adopted.

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

Received for information.

11. BUSINESS ARISING FROM THE MINUTES

11.1 Follow-up Action List Dated April 2026

Received for information.

12. DELEGATIONS - None

13. CORRESPONDENCE

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

14. APPLICATIONS AND REFERRALS

14.1 North Pender Island Local Trust Committee Referral for Draft Bylaws 236 and 237 (for Response)

SA-2026-014

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee respond to the North Pender Island Local Trust Committee that interests are unaffected by Draft Bylaws 236 and 237.

CARRIED

14.2 North Pender Island Local Trust Committee Referral for Draft Bylaw No. 242 (for Response)

SA-2026-015

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee respond to the North Pender Island Local Trust Committee that interests are unaffected by Draft Bylaw No. 242.

CARRIED

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Minor Housing Review Project - Proposed Bylaw No. 143 - Consideration of Adoption - Staff Report

Proposed Bylaw No. 143 has been given second and third reading by the Local Trust Committee and has been approved by the Executive Committee.

SA-2026-016

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 adopted.

CARRIED

16. REPORTS

16.1 Work Program Reports

16.1.1 Active Projects Report Dated April 2026

Received for information.

16.1.2 Future Projects Report Dated April 2026

The Local Trust Committee discussed the projects listed on the Future Projects List to determine priorities and scope for the next fiscal year and the following comments were noted:

- Groundwater Sustainability Project work has been completed
- Shoreline Policy Review would be considered a major project
 - There is a model bylaw that could be used as a starting point

- The current policy is scant and was inherited from the Capital Regional District prior to the development of the first Official Community Plan
- Review of Land Use Bylaw Subdivision Regulations as the current regulations are silent on water supply, septic requirements, highway standards, drainage etc.
 - this leaves the Ministry to make the decisions in the absence of local regulations and standards

The Local Trust Committee noted they have no desire to increase the number of potential lots relative to the Official Community Plan but would like to optimize how undeveloped lots are developed in a sustainable way without increasing density by undertaking an analysis of different types of zoning that could accommodate multiple family housing.

SA-2026-017

It was MOVED AND SECONDED,

that Saturna Island Local Trust Committee request staff remove Groundwater Sustainability Project from the Future Projects list and replace it with Review of Multiple Family Residential Zoning and Policies Project.

CARRIED

16.2 Applications Report Dated April 2026

Received for information.

16.3 Trustee and Local Expense Report Dated Feb 2026

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 Dated Feb 2026

Received for information.

17. NEW BUSINESS

17.1 2025/26 Annual Report - Request for Decision

SA-2026-018

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee request staff amend the Annual Report to include Saturna Local Trust Committee modernized and updated its bylaw enforcement policies and governing bylaws through community input and Saturna Local Trust Committee worked with Nature Trust of BC and BC Parks Foundation to preserve 163.4 hectares of critical ecosystems on Saturna island in perpetuity.

CARRIED

SA-2026-019

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee approves the attached text as amended for inclusion in the 2025/26 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

CARRIED

17.2 Minor Bylaw Technical Amendments Project

Island Planner Smith noted the minor project has been approved to proceed and project scope options include amending the Land Use Bylaw to reflect the thirty-day notice period prior to investigation, looking at other technical amendments to the Land Use Bylaw such as updating maps and zoning designations to reflect land transfers, or pursue amendments to the Official Community Plan. He identified timelines relevant to each option including the development of a project charter and draft bylaw language and requirements for a sixty-day referral response period.

Discussion ensued and the following comments were noted:

- Updating maps should not be done prior to consultation with the BC Parks Foundation and Nature Trust BC
- Restrict the number of amendments in consideration of timelines and to those that do not have Official Community Plan implications

SA-2026-020

It was MOVED and SECONDED,

that the Saturna Island Local Trust Committee direct staff to draft a Project Charter to amend the Land Use Bylaw and associated Administrative Bylaw Enforcement Bylaw to reflect a thirty-day notice requirement and draft an amending bylaw to be considered by Resolution Without Meeting.

CARRIED

17.3 Authorize Legal Review of Proposed Covenant 185719-0593256

Island Planner Smith noted staff have been directed to complete a legal review of the draft covenant and, as the estimated cost of the review is approximately \$300, it is advisable to cover costs internally rather than enter into a cost recovery agreement with the applicant.

SA-2026-021

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee directs staff to undertake legal review of proposed covenant on Judy Meyer's property, subdivision application SA-SUB-2024.1, and to cover costs of the legal review through the Saturna Island legal general account.

CARRIED

18. UPCOMING MEETINGS

18.1 Next Regular Meeting Scheduled for July 23, 2026 at the Saturna Community Hall, Saturna Island

SA-2026-022

It was MOVED and SECONDED,

that Saturna Island Local Trust Committee request staff explore an alternative meeting date in September, 2026 to replace the July 23 meeting.

CARRIED

19. PUBLIC PARTICIPATION PERIOD

A member of the public spoke asked if composting toilets are legal and a Trustee replied they are but disposal of waste is complicated.

20. CLOSED MEETING - None

21. ADJOURNMENT

By general consent the meeting was adjourned at 1:40 p.m.

David Maude, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder