



## Saturna Island Local Trust Committee Special Meeting Agenda

Date: March 26, 2024  
Time: 1:30 pm  
Location: Electronic Meeting

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### Pages

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. MINUTES
  - 3.1 Local Trust Committee Minutes Dated February 15, 2024 (for Adoption) 3 - 11
4. COMMUNITY INFORMATION MEETING
  - 4.1 SA-RZ-2023.2 (Thachuk)) - Proposed Bylaws 140 and 141
5. PUBLIC HEARING
  - 5.1 SA-RZ-2023.2 (Thachuk)) - Proposed Bylaws 140 and 141
    - 5.1.1 Recess for Public Hearing
    - 5.1.2 Recall to Order
6. BUSINESS ITEMS
  - 6.1 SA-RZ-2023.2 (Thachuk)) - Proposed Bylaws 140 and 141 - Post Public Hearing Staff Report (attached) 12 - 20
7. CLOSED MEETING (Distributed Under Separate Cover)
  - 7.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(a) for the purpose of considering:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

AND that the recorder and staff attend the meeting.

7.2 Recall to Order

7.3 Rise and Report

8. ADJOURNMENT

## Saturna Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** February 15, 2024  
**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  
Carly Bilney, Recorder (electronic)

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

There were approximately eight (8) members of the public present.

#### 1. CALL TO ORDER

Chair Maude called the meeting to order at 11:36 a.m. He acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

#### 2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

#### 3. TRUSTEE REPORT

Trustee Boland made the following comments:

- The budget process is unfolding in a well structured and well managed way
- There is an initiative within the Islands Trust to achieve more coherent and regular corporate planning, which may lead to better discussions about the budget in the future
- The Islands Trust Chief Administrative Officer announced his upcoming retirement at the end of June and a hiring committee is seeking a replacement
- Saturna Island Local Trust Committee received a number of applications for the special Advisory Planning Commission to address roadway infrastructure issues

Trustee Middleton's report included an update on Judith Myers' property and a description of the updated interpretation of the Trust Mandate as a good start to balancing human and environmental factors.

#### **4. CHAIR'S REPORT**

Chair Maude commented on how issues related to the interpretation of the Trust Mandate have recently been at the forefront and noted a recent editorial in Driftwood Magazine.

#### **5. ELECTORAL AREA DIRECTOR'S REPORT**

Paul Brent, Capital Regional District Electoral Area Director for the Southern Gulf Islands, made the following comments:

- Focus has been on housing and a Rural Housing Program has recently been endorsed by the Capital Regional District Board
- The Capital Regional District has some external funding from the Southern Gulf Islands Tourism Partnership
- The Capital Regional District has been very successful at getting matching funds, and is hoping to do so to provide housing options

#### **6. TOWN HALL AND QUESTIONS**

Town hall was held and no comments were made.

#### **7. COMMUNITY INFORMATION MEETING – None**

#### **8. PUBLIC HEARING – None**

#### **9. MINUTES**

##### **9.1 Local Trust Committee Minutes Dated October 19, 2023 (for Adoption)**

**By general consent** the Saturna Island Local Trust Committee meeting minutes of October 19, 2023 were adopted.

##### **9.2 Local Trust Committee Public Hearing Record Dated October 19, 2023 (for Receipt)**

Received for information.

##### **9.3 Section 26 Resolutions-without-meeting Report Dated Feb 2024**

Received for information.

#### **10. BUSINESS ARISING FROM THE MINUTES**

##### **10.1 Follow-up Action List Dated Feb 2024**

Received for information.

#### **11. DELEGATIONS - None**

## 12. CORRESPONDENCE - None

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

### 12.1 Islands Trust Council Chair re Rescind name on Tumbo Island

Received for information.

### 12.2 Saturna Island Residents and Ratepayers Association re Bylaw Amendments

Robert Alloway, Chair of the Saturna Island Residents & Ratepayers Associations, commented on the requested amendments to Saturna Island Land Use Bylaw 119 as included in the agenda.

Discussion was held and the following comments were made:

- A multifamily residential model would be subject to market forces
- There is hope that the Islands Trust and Capital Regional District can jointly apply to the Canada Mortgage and Housing Corporation's Housing Accelerator Fund
- The Local Trust Committee has the ability to rezone a parcel of land to affordable or community housing that would be bound by a housing agreement
- Low-cost, subsidized housing would be very beneficial to the community

## 13. APPLICATIONS AND REFERRALS

### 13.1 North Pender Island Local Trust Committee Referral for Draft Bylaw No. 234 (for Response)

**SA-2024-001**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee interests are unaffected by the North Pender Island Local Trust Committee Draft Bylaw No. 234.

**CARRIED**

### 13.2 SA-RZ-2023.2 (Thachuk) - Staff Report

Island Planner Smith reviewed the Staff Report related to SA-RZ-2023.2 (Thachuk). Comments were made that a special electronic meeting could be scheduled for the week of April 1.

**SA-2024-002**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee Bylaw No. 140, cited as "Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2023" be read a second time.

**CARRIED**

**SA-2024-003**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee Bylaw No. 141, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 2, 2023” be read a second time.

**CARRIED**

**SA-2024-004**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee directs staff to schedule a public hearing on application SA-RZ-2023.2 (Thachuk), to be held electronically via a special meeting.

**CARRIED**

**SA-2024-005**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee direct staff to schedule a community information meeting on application SA-RZ-2023.2 (Thachuk) to be held concurrently with a public hearing.

**CARRIED**

**13.3 SA-ALR-2023.1 (Hall) - Staff Report**

Island Planner Smith reviewed the Staff Report related to SA-ALR-2023.1 (Hall). Discussion ensued and the following comments were made:

- The Agricultural Land Reserve process is new and the Local Trust Committee is unfamiliar with it; the process has taken a long time and no one has a clear view of the risks and costs involved
- The Local Trust Committee must make the exclusion application and the landowner must make the inclusion application; they are considered separately, but concurrently
- The Local Trust Committee needs more advice from higher levels of government
- As soon as possible the Trustees should discuss the process with Islands Trust and Agricultural Land Commission staff – those who have experience and knowledge
- Forestry practices did significant damage to the property
- The applicant is not willing to entertain a site visit for concerned First Nations

It was moved that the Saturna Island Local Trust Committee directs that staff submit application SA-ALR-2023.1 (Hall) to the Agricultural Land Commission for consideration of the proposed 12-hectare land exclusion. Discussion on the motion ensued and the following comments were made:

- The Local Trust Committee is concerned with Reconciliation, but there is a question as to whether this is the vehicle through which it might build a positive relationship with Lyackson First Nation

- This application is changing lines on the map for local planning purposes
- The Local Trust Committee might wish to communicate with Lyackson First Nation its wish to increase dialogue and explain that it is constrained by a lack of understanding of Agricultural Land Commission policy

**SA-2024-006**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee directs that staff submit application SA-ALR-2023.1 (Hall) to the Agricultural Land Commission for consideration of the proposed 12-hectare land exclusion.

**CARRIED**

**SA-2024-007**

**It was Moved and Seconded,**

that further, Saturna Island Local Trust Committee write to Lyackson First Nation explaining a desire to engage in meaningful Reconciliation and be clear and open about the process in which the Local Trust Committee is in the middle of, and explain the commitment to continued communication.

**CARRIED**

A break was held between 1:15 – 1:20 p.m.

**14. LOCAL TRUST COMMITTEE PROJECTS**

**14.1 Saturna Island Local Trust Committee Draft Fees Bylaw No. 142 – Staff Report**

Island Planner Smith briefly reviewed the Staff Report on the Draft Fees Bylaw No. 142.

**SA-2024-008**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee Bylaw No. 142, cited as “Saturna Island Local Trust Committee Fees Bylaw, 2023”, be given First Reading.

**CARRIED**

**SA-2024-009**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee Bylaw No. 142, cited as “Saturna Island Local Trust Committee Fees Bylaw, 2023”, be given Second Reading.

**CARRIED**

**SA-2024-010**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee Bylaw No. 142, cited as “Saturna Island Local Trust Committee Fees Bylaw, 2023”, be given Third Reading.

**CARRIED**

**SA-2024-011**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee Bylaw No. 142, cited as “Saturna Island Local Trust Committee Fees Bylaw, 2023”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

Comments were made that this is the culmination of longstanding deferred business over a number of years.

**15. REPORTS**

**15.1 Work Program Reports**

**15.1.1 Active Projects Report Dated Feb 2024**

Received for information.

**15.1.2 Future Projects Report Dated Feb 2024**

Received for information. Discussion was held about various projects contained with the Work Program Reports, and comments were made about the need to refine the list and examine items that may have synergy.

**SA-2024-012**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee request that staff remove Item 2 – Review of split zoning regulations in Land Use Bylaw – and replace it with Shoreline Policy Review.

**CARRIED**

**SA-2024-013**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee direct staff to gather the Project Charter for a new Minor Project including a review of Schedule C, a review of Schedule E, and a review of multi-family development zoning.

**CARRIED**

**SA-2024-014**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee direct staff to amend the standing resolution 2023-008, 16.5 bylaw notification requirements on Saturna as follows: Replace any reference to 24-hours notification with two weeks prior notification.

**CARRIED**

**15.2 Applications Report Dated Feb 2024**

Received for information.



**15.3 Trustee and Local Expense Report Dated Dec 2023**

Received for information.

**15.4 Adopted Policies and Standing Resolutions**

Received for information.

**15.5 Local Trust Committee Webpage**

**15.6 Islands Trust Conservancy Report – None**

**16. NEW BUSINESS**

**16.1 Housing Statute Changes to British Columbia Legislation – Staff Memo**

Received for information. Comments were made about the suggestion that public hearings would no longer be necessary in rezoning applications that are consistent with the Official Community Plan.

**16.2 Trustee Boland re Request to revise Saturna Island Schedule E – Secondary Suites – Land Use Bylaw No. 119**

This topic was discussed previously under item 12.2.

**16.3 Southern Resident Killer Whale Management Measures Review – Staff Memo**

Island Planner Smith reviewed the Staff Memo regarding the Southern Resident Killer Whale Management Measures Review as included in the agenda. Brief discussion ensued.

**SA-2024-015**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee fully supports the implementation of the following measures for the recovery of Southern Resident Killer Whales in the waters of the Saturna Island Local Trust Area:

- a) that commercial whale watching boats be regulated and or licensed to mirror the regulatory regime established in the adjacent waters of Washington State
- b) the continuation of annual interim measures by the Government of Canada including recreational and commercial salmon fishing closures, interim sanctuary and speed restricted zones, and avoidance requirements whereby vessels are prohibited from approaching any killer whale at a distance of less than 400-metres, or impeding the path of an individual or group
- c) efforts by the Government of Canada to develop longer-term and permanent measures, and integrate the annual interim measures into existing management processes; and,
- d) large commercial vessel speed reduction initiatives as part of the Southern Resident Killer Whale 2019 conservation agreement signed between Canada and shipping industry stakeholders

**CARRIED**

**SA-2024-016**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee directs staff to send a letter to the Government of Canada in support of the 2024/2025 proposed management measures for Southern Resident Killer Whale recovery and that includes the wording of standing resolution as above.

**CARRIED**

**SA-2024-017**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee directs staff to remove standing resolutions 2019-047, 2020-005, and 2020-006 from the standing resolutions table.

**CARRIED**

**17. UPCOMING MEETINGS**

**17.1 Consider moving May 16, 2024 meeting to May 23, 2024 at the Saturna Recreation and Cultural Centre**

**SA-2024-018**

**It was Moved and Seconded,**

that Saturna Island Local Trust Committee direct staff to move the meeting scheduled for May 16, 2024 to May 23, 2024 at the Saturna Recreation and Cultural Centre.

**CARRIED**

**18. TOWN HALL**

Town hall was held and the following comments were made:

- Concern was expressed about the impact that an increased number of secondary suites may have on groundwater supply
- Concern was expressed about the implications of not having a public hearing on rezoning applications that comply with the Official Community Plan
- The provincial government does not comprehend the limited resources local governments have to engage in consultation with First Nations
- The Islands Trust, the applicant, and First Nations are learning together about the new Agricultural Land Reserve process, and conciliatory relationships are needed to move the Hall application (SA-ALR-2023.1) forward
- Local governments can enter into joint servicing agreements with First Nations
- The applicant for SA-ALR-2023.1 (Hall) is requesting that the Local Trust Committee apply for exclusion from the Agricultural Land Reserve on his behalf; the Local Trust Committee, as the applicant, has an obligation to consult with First Nations

**19. CLOSED MEETING (Distributed Under Separate Cover)**

**19.1 Motion to Close the Meeting**

**SA-2024-019**

**It was Moved and Seconded,**

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(a)(i) for the purpose of considering:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality

AND that the recorder and staff attend the meeting.

**CARRIED**

**19.2 Recall to Order**

**19.3 Rise and Report**

The Local Trust Committee deferred appointment to the Board of Variance to a future date.

**20. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:38 p.m.

\_\_\_\_\_  
David Maude, Chair

Certified Correct:

\_\_\_\_\_  
Carly Bilney, Recorder

DATE OF MEETING: March 26, 2024

TO: Saturna Island Local Trust Committee

FROM: Brad Smith, Island Planner  
Victoria Office

SUBJECT: SA-RZ-2023.2 (Thachuk) – Bylaw No. 140 and No. 141 – Post Public Hearing

## RECOMMENDATION

1. That the Saturna Island Local Trust Committee Bylaw No. 140, cited as “Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2023” be read a third time.
2. That the Saturna Island Local Trust Committee Bylaw No. 141, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 2, 2023” be read a third time.
3. That the Saturna Island Local Trust Committee proposed Bylaw No. 140 and No. 141 be forwarded to the Secretary of the Islands Trust for Executive Committee approval.
4. That the Saturna Island Local Trust Committee proposed Bylaw No. 140 be forwarded to the Ministry of Municipal Affairs for Ministerial approval after Executive Committee approval.

## REPORT SUMMARY

Proposed bylaw No. 140 and No. 141 would amend the Saturna Island Land Use Bylaw No. 119, 2018 (LUB), and the Saturna Island Official Community Plan No. 70 (OCP), by rezoning the parcel at 100/101 Payne Road to permit an additional dwelling density. The density will transfer from 201 Harris Road through a private agreement between the property owners, along with the donation of three additional densities from the Harris Road property to the Community Amenity Density Reserve (CADR).

The recommendations above are supported as:

- All statutory requirements have been completed including the required notification and holding of a public hearing consistent with the *Local Government Act*;
- There have been no significant public, government agency or First Nation concerns raised with the proposed rezoning and the community will benefit from the transfer of densities into the CADR;
- All Islands Trust bylaw amendments require the approval of the Executive Committee of the Islands Trust prior to the consideration of adoption; and,
- In this case, as there is an OCP amendment, there is the requirement for Ministerial approval.

## BACKGROUND

Proposed bylaw No. 140 and No. 141 would amend the LUB and the OCP by rezoning the subject parcel located at 100/101 Payne Road to allow for an additional dwelling density to be added. Currently, the shared property has a single primary dwelling and an accessory cottage, which are ‘owned’ by separate families.

The proposed additional density will 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 CADR, to be used for future property acquisition for conservation purposes.

Proposed Bylaw No. 140 and No. 141 were given first reading on October 19, 2023, and second reading on February 15, 2024.

A public hearing is scheduled for March 26, 2024, to be held electronically. 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 Third Reading.
2. Forwarding of the bylaw to Executive Committee for approval.
3. Forwarding of the bylaw to the Minister's office for approval (OCP amendment bylaws only).
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.

In this case, as there is an OCP amendment, there is the requirement for Ministerial approval. If the Executive Committee approves bylaw No. 140 and No. 141, staff will then forward bylaw No 141 to the Ministry.

## **ALTERNATIVES**

### **1. Make amendments to the bylaws.**

The LTC may amend the bylaws.

Resolution:

That Saturna Island Local Trust Committee proposed Bylaw No. 140, cited as "Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2023" be amended as follows:

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That Saturna Island Local Trust Committee proposed Bylaw No. 140, cited as "Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 2, 2023" be amended as follows: \_\_\_\_\_

### **2. Receive for information**

The LTC may receive the report for information.

### **3. Proceed no further with the bylaw.**

The LTC may decide to proceed no further with Bylaw No. 140 and No. 141.

Resolution:

*That the Saturna Island Local Trust Committee proceed no further with Bylaw No. 140 and No. 141.*

#### **NEXT STEPS**

Upon direction from LTC, staff will send proposed Bylaw No. 140 and No. 141 to the Islands Trust Executive Committee for approval, and then Bylaw No. 140 to the Ministry of Municipal Affairs for approval.

|               |                                             |                |
|---------------|---------------------------------------------|----------------|
| Submitted By: | Brad Smith, Island Planner<br>Southern Team | March 14, 2024 |
| Concurrence:  | Robert Kojima, Regional Planning Manager    | March 14, 2024 |

#### **ATTACHMENTS**

1. Proposed Bylaw No. 140
2. Proposed Bylaw No. 141

# PROPOSED

SATURNA ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 140

A BYLAW TO AMEND SATURNA ISLAND OFFICIAL COMMUNITY PLAN  
BYLAW NO. 70, 2000

The Saturna Island Local Trust Committee in open meeting assembled enacts 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, 2023”.

**2. SCHEDULES**

Saturna Island Official Community Plan Bylaw 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                                        | 19 <sup>TH</sup> | DAY OF | OCTOBER  | 2023.  |
| READ A SECOND TIME THIS                                       | 15 <sup>TH</sup> | DAY OF | FEBRUARY | 2024.  |
| PUBLIC HEARING HELD 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 OF MUNICIPAL AFFAIRS THIS            | _____            | DAY OF | _____    | 20____ |
| ADOPTED THIS                                                  | _____            | DAY OF | _____    | 20____ |

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

**SATURNA ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 140**

**SCHEDULE 1**

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

1. Part C – Policies, Subsection C.1.3 is amended by deleting the sentence “Details are described further in Appendix A.” and replacing it with the sentence “A reference table is included as an information note following Schedule E, Appendix A and not forming part of the bylaw for tracking and controlling changes in unallocated density designated as CADR”.
2. Subsection D.1.G (Rural General) is amended by:
  - a. adding a new Article D.1.G.6 that states “Despite Article D.1.G.5, the minimum lot area for subdivision of *Lot 1, Section 18, Saturna Island, Cowichan District, Plan 6417* shall not be less than 0.70 hectares (1.73 acres)”
  - b. renumbering subsequent Article D.1.G.6 accordingly.



# PROPOSED

## SATURNA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 141

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### A BYLAW TO AMEND SATURNA ISLAND LAND USE BYLAW NO. 119, 2018

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The Saturna Island Local Trust Committee, being the Local 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 No. 119, 2018, Amendment No. 2, 2023”.

2. Saturna Island Local Trust Committee Bylaw No. 119, cited as “Saturna Island Land Use Bylaw No. 118, 2018,” is amended as follows:

2.1 Inserting a new row in the Site Specific Regulations Table immediately following the row referencing RG(e) with the Site-Specific Zone Reference of “RG(f)”, such that it reads:

|       |                                                                          |                                                                                                                                                                                                                                                                                                                                                      |
|-------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RG(f) | Lot 1, Section 18,<br>Saturna Island,<br>Cowichan District,<br>Plan 6417 | (7) Despite 4.2.12 no subdivision plan may be approved unless the lots created by the subdivision have a minimum lot area of at least 0.70 hectares (1.73 hectares).<br>(8) Despite 4.2.13 no subdivision plan may be approved unless the lots created by the subdivision have a minimum average lot area of at least 0.84 hectares (2.08 hectares). |
|-------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

2.2 Inserting a new row in the Site Specific Regulations Table immediately following the row referencing RG(f) with the Site-Specific Zone Reference of “RG(g)”, such that it reads:

|       |                                                                          |                                                                                                                                                                                                                                                                |
|-------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RG(g) | Lot 1, Section 5,<br>Saturna Island,<br>Cowichan District,<br>Plan 25360 | (9) Despite 4.2.13 no subdivision plan may be approved unless the lots created by the subdivision have a minimum average lot area of at least 7 hectares (1.78 hectares).<br>(10) Despite Subsections 4.2.4 - 4.2.6, the maximum density is one (1) residence. |
|-------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

2.3 Schedule “B” – Zoning Map, is amended by changing the zoning classification of a portion of the lands legally described as Lot 1, Section 18, Saturna Island, Cowichan District, Plan 6417 from Rural General (RG) to Rural General (f) [RG(f)], as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 119 as are required to effect this change.

2.4 Schedule “B” – Zoning Map, is amended by changing the zoning classification of a portion of the lands legally described as Lot 1, Section 5, Saturna Island, Cowichan District, Plan 25360 from Rural General (RG) to Rural General (g) [RG(g)], as shown on Plan No. 2 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” of Bylaw No. 119 as are required to effect this change.

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                                        | 19 <sup>TH</sup> | DAY OF | OCTOBER  | 2023.  |
| READ A SECOND TIME THIS                                       | 15 <sup>TH</sup> | DAY OF | FEBRUARY | 2024.  |
| PUBLIC HEARING HELD 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. 141

Plan No. 2

