

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

Island Planner Smith reviewed the staff report related to SA-RZ-2023.2 (Thachuk). Discussion was held and the following comments were made:

- The applicants have secured the purchase of an additional density from a willing property owner (Judy Myers) to allow for an additional dwelling on the subject parcel
- The process of adopting these bylaws will continue regardless of what happens with the three Myer property densities being considered for addition to the Community Amenity Density Reserve
- Support for the proposed bylaws was expressed as they set the property owner up for land transfer to Nature Trust of Canada

**SA-2023-030**

**It was Moved and Seconded,**

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 first time.

**CARRIED**

**SA-2023-031**

**It was Moved and Seconded,**

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 first time.

**CARRIED**

**SA-2023-032**

**It was Moved and Seconded,**

That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 140, cited as “Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2023” is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**SA-2023-033**

**It was Moved and Seconded,**

That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 141, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 2, 2023,” is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

Discussion continued about the process and next steps for the application, including referrals and scheduling a Community Information Meeting (CIM) and Public Hearing (PH).

It was noted that there is potential to schedule a CIM and PH at the February LTC meeting, though timing would be tight and clarification on notification regulations is needed.

### **13.3 SA-ALR-2023.1 (Hall) - ALR Land Exclusion/Inclusion Application – Post Public Hearing Staff Report**

Island Planner Smith reviewed the staff report related to SA-ALR-2023.1 (Hall). Discussion was held and the following comments were made:

- This is one of first applications staff has seen with a request of this nature, and the recommendation from staff to provide a site visit for First Nations will likely become more common as part of the Trust's commitment to Reconciliation
- This application received more response than the LTC gets on most bylaws
- Applications related to the Agricultural Land Reserve (ALR) seem to trigger more interest because there is potentially meaningful impact on the land base
- First Nations have a reason to see and understand what farming activities might do to known archaeological sites
- There is broader discussion within the Islands Trust about how to involve First Nations in the referral process from its beginning rather than approaching First Nations once a conclusion has been reached
- The current system, where a referral comes in when the LTC is at the end of a process, is not good – Lyackson First Nation received a Public Hearing Notice before having the opportunity for staff to respond to their referral
- Lyackson First Nation gave a clear request that a site visit was necessary
- There is no clear way forward for the applicant and engagement with First Nations could produce entirely unknown outcomes
- It is a morally good thing to engage with and build relations with First Nations, but the expenses must be considered
- Anything other than following the staff recommendation that was shared with Lyackson First Nation could be a mistake
- A more correct course of action would be to respond to Lyackson First Nation with an invitation to a site visit and open that invitation to other First Nations
- The cost of a site visit is too much of a burden to put on a single person/applicant
- The duty to consult is government's responsibility and should not be a financial responsibility of the property owner
- The LTC could acknowledge the interests of First Nations and the concern that has been expressed, but point out that those interests would be better addressed by the body responsible for the ALR
- The ALC process is unclear and needs to be confirmed