

File No.: Minor Housing Amendments
Review Project

DATE OF MEETING: April 30, 2026
TO: Saturna Island Local Trust Committee
FROM: Brad Smith, Island Planner
Southern Team
COPY: Mary Storzer, Regional Planning Manager
SUBJECT: Minor Housing Amendments Review Project – BL No. 143

RECOMMENDATIONS

1. That the Saturna Island Local Trust Committee Bylaw No. 143, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2024”, be adopted.

REPORT SUMMARY

The purpose of this staff report is to seek direction from the Saturna Island Local Trust Committee (LTC) on adoption of proposed Bylaw No. 143 (Attachment 1).

The recommendation above is supported as:

- Proposed Bylaw No. 143 has been given 2nd and 3rd reading by the LTC and notice of first reading as per statutory requirements, and has been approved by the Islands Trust Executive Committee;
- There are no other administrative or statutory steps required prior to the LTC considering adoption.

BACKGROUND

The LTC has been working on the Minor Housing Amendments Review Project since May 2023. Initially the project scope included:

- 1) Reviewing Schedule C of the LUB and assessing establishment of cistern requirements across the Local Trust Area (LTA);
- 2) Reviewing Schedule E for secondary suites and update with new provincial saltwater intrusion mapping;
- 3) Reviewing Multiple Family Residential (MFR) zoning restrictions and associated OCP policies.

At the April 24, 2025 meeting, the LTC decided to not amend the current bylaw to require cisterns across the entire LTA or to pursue changes to MFR zoning at this time, and to only focus on proposed amendments to the secondary suite mapping and minor changes to minimum cistern volumes and definitions. Based on that direction, staff brought draft amending bylaws to the LTC at the July 24, 2025 meeting for consideration of next steps.

In this case, as there are no OCP changes and the LUB amendments are consistent with the OCP, the LTC passed a resolution at the July 24, 2025 meeting to not hold a public hearing and directed staff to give notice of first reading at the October 23, 2025 meeting.

The LTC also considered and determined that proposed Bylaw No. 143 is not contrary to or at variance with the Islands Trust Policy Statement by Resolution without meeting on July 24, 2025.

The LTC gave first, second and third reading of proposed Bylaw No. 143 at the October 23, 2025 meeting.

Executive Committee approved the proposed bylaw on January 29, 2025.

Rationale for Recommendation

The recommendations on page 1 are supported as:

- Proposed Bylaw No. 143 has been given 2nd and 3rd reading by the LTC and notice of first reading as per statutory requirements, and has been approved by the Islands Trust Executive Committee;
- There are no other administrative or statutory steps required prior to the LTC considering adoption.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. Recommended wording for the resolution is as follows:

That the Saturna Island Local Trust Committee request that...

2. Not Proceed with the Project

The LTC may decide to not proceed any further with the project.

3. Receive for information

The LTC may receive the report for information.

NEXT STEPS

If adopted, staff will update the base LUB bylaw to reflect the changes initiated by adoption of Bylaw No. 143.

Submitted By:	Brad Smith, Island Planner	April 15, 2026
Concurrence By:	Mary Storzer, Regional Planning Manager	April 21, 2026

ATTACHMENTS

1. Proposed Bylaw No. 143

PROPOSED

SATURNA ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 143

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

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. 1, 2024”.

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

2.1 Section 2.17 – Water Storage, is amended by:

- i) replacing the word “rainwater” with the word “freshwater”
- ii) replacing the minimum cistern capacity reference of “21820 litres (4800 gallons)” with “18,000 litres (3960 gallons)”

2.2 Section 2.18 – Secondary Suites, Subsection 2.18.5 is amended by deleting the words “as having moderate to high aquifer vulnerability depicted”.

2.3 Section 15.1, Subsection 15.1.13 “floor area” is amended by replacing the word “rainwater” with the word “freshwater”.

2.4 Schedule “E” – Secondary Suites Map, is deleted in its entirety and replaced by Schedule “E” - Secondary Suites Map dated October 2, 2025, attached to and forming part of this bylaw.

2.5 Part 15 Interpretation, Definitions, is amended by adding as subsection 15.1.14 the words “ “Freshwater” means water with a total dissolved salt content of $\leq 1,000$ ppm (1 g/L, 1‰) and includes surface and groundwater resources” and renumbering subsequent subsections accordingly.

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 143**

Schedule E - Secondary Suites Map

