



STAFF REPORT

March 30, 2012

File No.:

To: Saturna Island Local Trust Committee

From: Gary Richardson
Island Planner
Local Planning Services

CC: Robert Kojima, RPM

Re: OCP and LUB designation of Community Parkland – Saturna Island Local Trust Area

BACKGROUND:

The Saturna Island Local Trust Committee (LTC) has identified the amending of the LUB and OCP designations of CRD parkland as one of its priorities.

The Saturna Local Trust Area contains CRD parkland that requires amendment of the OCP and LUB designations as it is presently not shown as parkland.

CRD parks are not immune from local government regulation, including zoning, there are at least two reasons why the LTC should consider designating and zoning these lands to a park zone:

1. The first is simply to recognize the status of the lands in a consistent manner.
2. Second, the zoning, in particular the uses and siting regulations, would provide for park use and park structures. The present zoning does not allow for the types of buildings and structures that compliment a park.

The CRD parklands require appropriate designations outlining the location of the lands, what is permitted on them and where.

Staff reviewed the status of the various parcels within CRD parks on Saturna Island, and prepared some suggested amendments to the text of the OCP and LUB which is contained in this report. Also the subject properties have been identified on sketch maps and are attached to this report.

COMMUNITY INFORMATION MEETING(S): as the purpose of these amendments is to routinely zone the lands already designated as CRD park, it is not recommended that a community information meeting be scheduled in addition to the statutory public hearing. If the LTC determines that a CIM would be of benefit to the community staff will arrange one.

RESULTS OF CIRCULATION: Planning staff will meet with CRD staff to review the draft provisions in detail. Staff will also circulate the proposal to the Saturna Island Parks Commission for comment. The draft bylaws will formally referred to the CRD and any other agencies or groups deemed appropriate following First Reading.

Comment [RK1]: Circulate to and potentially meet with Parks commission

SUGGESTED OCP WORDING:

Conservation Areas, Community Recreation and Future Park Policies

- Land acquired or dedicated as park or as a conservation area should be designated appropriately on Schedule 'B' of this plan and zoned accordingly.

SUGGESTED LUB WORDING:

Community Park (CP) Zone

Subdivision Requirements

- (1) No lot having an area less than 10 hectares (24.7 acres) may be created by subdivision.

Permitted Uses and Structures

- (1) In addition to the uses permitted in Section 2.1 of this Bylaw, the following uses and no others are permitted in the Community Park (CP) Zone:
 - (a) playgrounds; and
 - (b) picnic facilities.
- (2) No buildings or structures other than playground structures, picnic tables, picnic shelters, toilets and storage buildings may be constructed.

Comment [RK2]: And maintenance or storage buildings

Lot Coverage

- (1) Lot coverage may not exceed 5 percent.

Setbacks

- (1) No building or structure may be located within 7.6 metres of any lot line.

Height

- (1) No building or structure may exceed 9 metres in height.

Staff Comments:

These amendments will identify the community parkland in the Saturna Island Local Trust Area on the OCP and LUB maps and apprise the CRD and the general public of the LTC's intent for the use of the lands. The amendments will allow for the appropriate uses to be carried out on the parkland and allow for the appropriate buildings and structures to be sited on the parkland.

Next Steps:

- 1) Direct staff to draft OCP and LUB amendments.
- 2) Once OCP and LUB amendments are prepared, meet with CRD staff and forward to parks commission to review drafts.
- 3) Bring draft bylaws to next Saturna LTC meeting for consideration of 1st reading.

RECOMMENDATION:

THAT the Saturna Island Local Trust Committee direct staff to prepare draft bylaws that would amend the OCP and the LUB to designate and zone CRD parkland and provide for appropriate policies and regulations.

Prepared and Submitted by:

Gary Richardson

April, 02 2012

Gary Richardson
Island Planner

Date

Concurred in by:

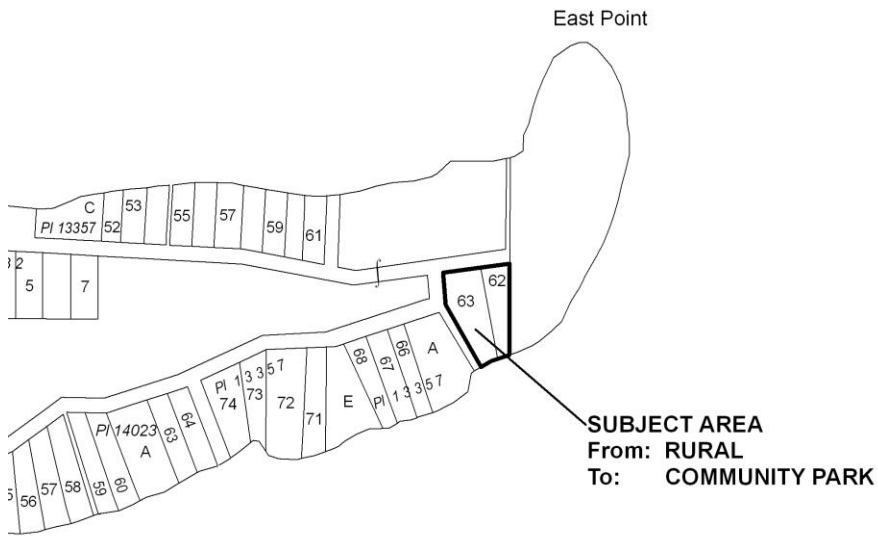


Robert Kojima
Regional Planning Manager

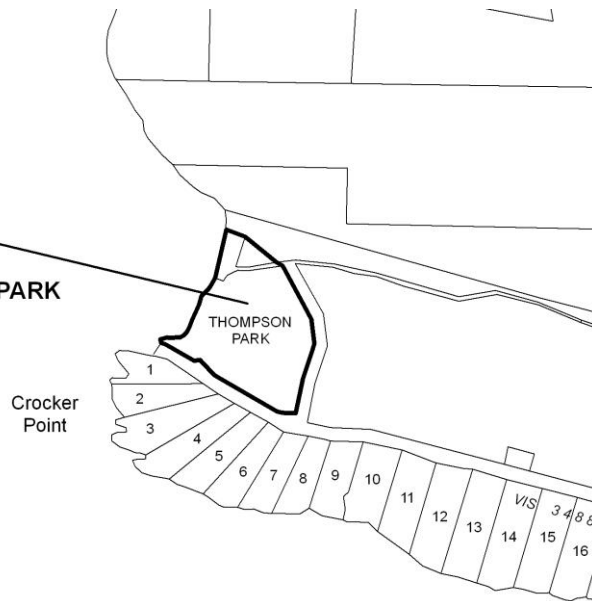
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Date

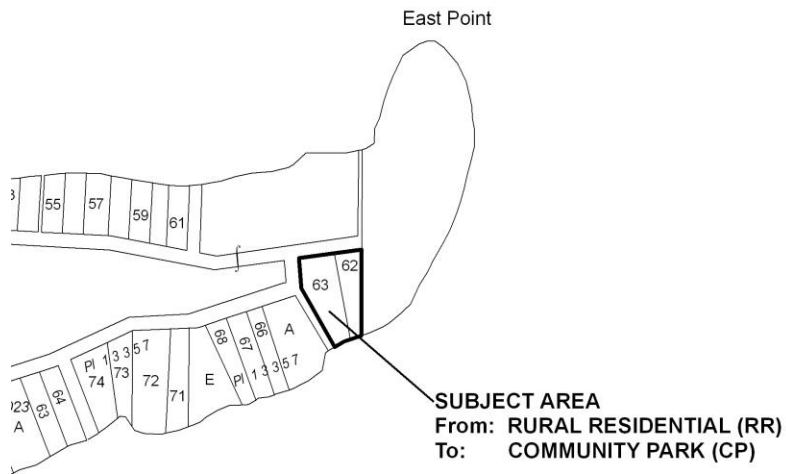
CRD Parkland – OCP



SUBJECT AREA
From: FARMLAND
To: COMMUNITY PARK



CRD Parkland – LUB



SUBJECT AREA
From: RURAL RESIDENTIAL (RR)
To: COMMUNITY PARK (CP)

SUBJECT AREA
From: FARMLAND (F)
To: COMMUNITY PARK (CP)

