

**SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 125**

A BYLAW TO AMEND SATURNA ISLAND LAND USE BYLAW 119, 2018

The Saturna Island Local Trust Committee, being the 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 119, 2018, Amendment No. 1, 2018”.

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

1. Part 2 General Regulations is amended by inserting the following as a new section 2.18:

“2.18 Secondary Suites

- (1) The secondary suite must be contained within the walls of the building that contains the principal residence.
- (2) The entrance to a secondary suite from the exterior of the building must be separate from the entrance to the principal residence.
- (3) A building permit shall not be issued for a secondary suite until the building is serviced by an adequate supply of potable water.
- (4) The floor area of the secondary suite shall not exceed 90 m² (968 ft²) nor shall it exceed 40 per cent of the floor area of the principal residence. A secondary suite must not be subdivided from the principal residence under the Land Title Act or the Strata Property Act.
- (5) Secondary suites are not permitted in the areas identified as having moderate to high aquifer vulnerability depicted on Schedule D.”

2. By adding a new subsection immediately following subsection 4.1.4 as follows:

“ 4.1.5 One *secondary suite* is permitted per *residence* subject to section 2.18.”
and renumbering the following sections accordingly;

3. By adding a new subsection immediately following subsection 4.2.6 as follows:

“ 4.2.7 One *secondary suite* is permitted per *residence* subject to section 2.18.”
and renumbering the following sections accordingly;

4. By adding a new subsection immediately following subsection 4.4.4 as follows:
 “ 4.4.5 One *secondary suite* is permitted per *residence* subject to section 2.18.”
 and renumbering the following sections accordingly;
5. By adding a new subsection immediately following subsection 7.1.2 as follows:
 “ 7.1.3 One *secondary suite* is permitted per *residence* subject to section 2.18.”
 and renumbering the following sections accordingly;
6. By adding a new subsection immediately following subsection 7.3.4 as follows:
 “ 7.3.5 One secondary suite is permitted per residence subject to section 2.18.”
 and renumbering the following sections accordingly;
7. By adding a new subsection immediately following subsection 9.2.4 as follows:
 “ 9.2.5 One secondary suite is permitted per residence subject to section 2.18.”
 and renumbering the following sections accordingly;
8. By adding a new subsection immediately following subsection 9.3.6 as follows:
 “ 9.3.7 One secondary suite is permitted per residence subject to section 2.18.”
 and renumbering the following sections accordingly;
9. By adding a new subsection immediately following subsection 10.1.3 as follows:
 “10.1.4 One secondary suite is permitted per residence subject to section 2.18.”
 and renumbering the following sections accordingly;
10. By adding a new parking requirement “k” to Part 14, Table 1: Off street parking requirements, following “(j)” as follows:

Table 1: Off street parking requirements		
	Use	Minimum Number of Off street parking Spaces Required
(k)	<i>Secondary Suite</i>	1 per <i>secondary suite</i>

11. By adding a new definition to Part 15. Interpretation immediately after subsection 15.1.40 as follows:

*“15.1.41 **“secondary suite”** means an accessory, self-contained residential unit, located within a building that otherwise contains a residential unit, and having a lesser floor area than the principal residential unit.”;*

and renumbering the following sections accordingly.

12. By adding a new ‘Schedule E’ immediately following ‘Schedule D’ as shown on Plan No. 1 which is attached to 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	17 TH	DAY OF	JANUARY	2019
PUBLIC HEARING HELD THIS	9 TH	DAY OF	MAY	2019
READ A SECOND TIME THIS	9 TH	DAY OF	MAY	2019
READ A THIRD TIME THIS	9 TH	DAY OF	MAY	2019
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	3 RD	DAY OF	JULY	2019
ADOPTED THIS	23 RD	DAY OF	DECEMBER	2019

Chair

Secretary

SATURNA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 125

Plan No. 1

