

ADOPTED

**MINUTES OF THE SATURNA ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON THURSDAY, APRIL 17, 2014, AT 12:30 PM
AT THE SATURNA ISLAND RECREATION & CULTURAL CENTRE,
SATURNA ISLAND, B.C.**

PRESENT:	Ken Hancock Paul Brent Gary Richardson Beverly Lowsley	Chair Local Trustee Island Planner Recording Secretary
REGRETS:	Pam Janszen	Local Trustee

There were 9 members of the public present when the meeting began.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 12:30 p.m. Introductions were made and the meeting introduced. He stated appreciation and acknowledgment that today's meeting is taking place on the traditional territories of the Coast Salish people. Chair Hancock requested that members of the public state their name prior to making a comment.

2. APPROVAL OF THE AGENDA

Chair Hancock asked for any additions or changes to the agenda.

2.1 Additions/Deletions

The agenda was amended as follows:

- add item 5.1.2 Review of Community Information Meeting minutes dated April 5, 2014
- add item 10.1 Additional Correspondence
- minute of silence honoring the recent passing of Saturna Island residents.

SA-2014-011

It was MOVED and SECONDED

That the Saturna Island Local Trust Committee approve the agenda as amended.

CARRIED

Note: Before proceeding with the rest of the meeting, a minute of silence was observed in recognition of several recent losses of Saturna Island residents.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Saturna Island Local Trust Committee Meeting Minutes of February 13, 2014

For Information

5.1.2 Review of Community Information Meeting Minutes dated April 5, 2014

Corrections were made to the spelling of several names.

Two individuals noted that their specific comments were not specifically included in the record.

Ian Rowe noted that if Proposed Bylaw 112 proceeds, notification of properties eligible for increased densities should be given.

John Money clarified his comment that the impetus for the Short Term Vacation Rentals (STVR) process was driven by Islands Trust rather than by the community.

Louise Peramaki had noted neither buses nor firefighting equipment should be viewed as comparable to land amenities. If not explicated in the bylaws, public hearing and/or community information meeting should be held for input regarding what constitutes acceptable amenities.

5.2 Public Hearing Record and Community Information Meeting

None

5.3 Section 26 Resolutions-without-Meeting

RWM Report dated April 10, 2014

For information

5.4 Advisory Planning Commission Minutes

5.4.1 Saturna Island Advisory Planning Commission Draft Minutes of March 17 & 24, 2014

Received for information

6. BUSINESS ARISING FROM THE REPORT

6.1 Follow-up Action Report

Planner Richardson reported that requested actions are ongoing.

7. DELEGATIONS

None

8. CORRESPONDENCE

None

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 North Pender Island Local Trust Committee Bylaw No. 194 Referral

SA-2014-011

It was MOVED and SECONDED,

That the Saturna Island Local Trust Committee interests are unaffected by the North Pender Island Local Trust Committee Bylaw No. 194 referral.

CARRIED

9.2 SA-ALR-2013.2 (Deanovic)

SA-2014-012

It was MOVED and SECONDED,

That Saturna Island Local Trust Committee resolve that pursuant to Section 25(3) of the *Agricultural Land Reserve Act*, subdivision application SA-ALR-2013.2 (Deanovic & Kuzyk) proceed to the Agricultural Land Commission.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Project(s) Memo/Correspondence

Report from Planner Richardson was received.

Correspondence related to the proposed bylaws was also received from six residents who were unable to attend the Community Information Meeting.

10.2 Community Amenity Density Reserve – Draft Bylaw No.112 / Project Charter

Trustee Brent expressed reluctance to move ahead without Trustee Janszen present and without questions answered regarding the number of lots potentially affected (2.5 acre or greater but under 10 acres), build out map, development map, and description of lots/properties potentially subject to receiving Community Amenity Density Reserve (CADR) review under present and proposed regulations.

SA-2014-013

It was MOVED and SECONDED by Saturna Island Local Trust Committee that Staff be directed to prepare a number of maps as enunciated by the chair and identified in the Community Amenity Density Reserve Review.

CARRIED

SA-2014-014

It was MOVED and SECONDED by Saturna Island Local Trust Committee that Staff be requested to prepare an issues summary and courses of action with respect to proposed Bylaws No. 112, 113, 114, and 115.

CARRIED

SA-2014-015

It was MOVED and SECONDED by Saturna Island Local Trust Committee that project charters for bylaws 112 - 115 be amended to include maps and information requested at the April meeting, to be delivered at the regular meeting in June.

CARRIED

SA-2014-016

It was MOVED and SECONDED by Saturna Island Local Trust Committee Staff add to the project charters an additional meeting date in August and amend the numbering accordingly.

CARRIED

10.3 Secondary Suites – Draft Bylaws No. 113 &114/ Project Charter

See item 10.2

10.4 Short Term Vacation Rental (STVR) Review – Draft Bylaw No. 115 / Project Charter

See item 10.2

10.5 Draft Administrative Fees Bylaw No. 116

This item is in progress and will be brought forward to the next meeting.

11. REPORTS

11.1 Work Program Reports

Work Program Report dated April 2014 has been received.

11.2 Applications Reports

Agricultural Land Reserve Application Report dated April 2014 has been received.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Local Trustees final expense reports will be presented at the next meeting.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

Provided for information

11.6 Saturna Island LTC Web Page for Review

Saturna Island Local Trust Committee Web page can be found at:

www.islandstrust.bc.ca/islands/local-trust-areas/saturna

Chair Hancock noted that the website will be updated based on additions or changes agreed upon today.

11.7 Chair's Report

Chair Hancock reported that Director for the Southern Gulf Islands, David Howe, and Chief Administrative Officer, Robert Lapham, of the Capital Regional District (CRD) will be visiting the Gulf Islands. They will be on Saturna Island Thursday, May 8.

11.8 Trustee Report

Trustee Brent noted that this has been a busy time. He and Trustee Janszen attended the Islands Trust Council March 4 - 6, 2014. The Trust Council received trustees support and adopted a beginning impact study on BC Ferries fare increases and service cuts. They have consistently asked the province to do an impact study prior to service cuts. Support and approval was given for the Trust Council to continue these efforts. Next Trust Council meeting will be on Saturna on June 17 - 19, 2014. Aquaculture issues will be discussed.

12. OTHER BUSINESS

12.1 Upcoming Meetings

The next Business Meeting of the Saturna Island Local Trust Committee will be held on June 5, 2014, at 12:30 p.m., at the Saturna Community Hall, Saturna Island.

12.2 Groundwater Toolkit & Memo

Gulf Islands Groundwater Protection - A Regulatory Toolkit, has been circulated to all Local Trust Committees and planning staff so they are aware of options available for the protection of groundwater. It is also available on the website.

12.3 2013-2014 Annual Report Submission

SA-2014-017

It was **MOVED** and **SECONDED** that Saturna Island Trust Committee approves the Saturna Island Status Report for inclusion in the 2013 - 2014 Annual Report for approval by Trust Council and submission to the Ministry of Community, Sports, and Cultural Development.

CARRIED

13. TOWN HALL MEETING

Chair Hancock opened the Town Hall session for comments and questions.

Al Sewell suggested that the density cap should be removed and processes normally used for reviews be used with each application being considered on an individual basis.

John Money noted that STVR's have been in operation for many years. If proposed bylaw 115 is passed he suggested an annual review of Temporary Use Permits (TUP) to determine if any issues arise.

Trustee Brent stated that the TUP bylaw allows for flexibility on timing.

John Money supported the Islands Trust actions relating to BC Ferries issues.

Chair Hancock noted that when BC Ferries was a Crown Corporation they did an economic impact study which was available under a Freedom of Information request. Currently there is no business case for the changes being made. There is a lack of transparency regarding their decision making processes.

Louise Peramaki in reference to the information package dealing with enforcement questioned "removal of the object of the *Islands Trust Act*".

Trustee Brent noted that the Preserve and Protect element of the act can still be congruent with affordable housing.

John Hutchison stated the BC Ferries issue is purely political. He noted that Saturna is in a terrible position being at the outer perimeter of the Southern Gulf Islands. He suggested that if the Saturna community were to partner with Mayne Island for a shared link there may be advantages for both islands.

Al Sewell recommended that the public should read Dan Miller's item in the Vancouver Sun newspaper, November 11, 2013 regarding government spending decisions.

John Money described the home port system of the past, whereby the Cumberland was on Salt Spring Island with runs to Montague Harbour and Mayne Island while Mayne Queen's home port was on Saturna, running to Pender and Mayne Islands. From Mayne Island either route could link to Swartz Bay or to Tsawwassen.

There was ongoing discussion related to BC Ferries issues including fare elasticity. As fares increase, ridership drops and can be used as a reason to cut back on sailings.

John Money asked if a property has a covenant could there be transfer of the property density from one to the other.

Al Sewell described the Saturna Beach development which had a specific cap based on the acreage (200 acres with 5 acre lots would potentially allow 40 lots) when in fact they only developed 32 lots. He asked if this unused potential of 8 lots would be counted in possible density of 20 at this time.

Charles Reif expressed interest in seeing the original map of the boundaries of the island development areas as a basis of density.

John Money noted that the Official Community Plan (OCP) was done before the National Parks were established and suggested that things have changed dramatically since then.

Janet Land agreed, suggesting that a whole review of the OCP should be done.

14. MOTION TO CLOSE MEETING

SA-2014-018

It was MOVED and SECONDED by the Saturna Island Local Trust Committee that pursuant to Section 90(a) and (f) of the Community Charter, the Saturna Island Local Trust Committee resolves to close the meeting to the public for the purpose of adopting February 14, 2014, Saturna Island LTC in-Camera minutes and to consider Advisory Planning Commission appointments; and further that staff and Recording Secretary, Beverly Lowsley, remain present.

CARRIED

Note: the public was asked to adjourn at 2:15 p.m.

15. RECALL TO ORDER

15.1 Rise and Report from In-Camera Meeting

The meeting was recalled to order at 2:25 pm at which time Chair Hancock reported that the February 14, 2013 In Camera minutes were adopted. He also reported the appointment of Ian Rowe to Advisory Planning Commission as well as the re-appointments John Gaines, Wayne Quinn, and Peter Seed for a term ending January 1, 2016.

16. ADJOURNMENT

There being no further business, Chair Hancock declared the meeting adjourned at 2:30 p.m.

RECORDER

CHAIR