



ADOPTED

Saturna Island Local Trust Committee Minutes of Regular Meeting

Date of Meeting: Thursday, June 5, 2014, 12:30 p.m.
Location: Saturna Island Community Hall
105 East Point Road
Saturna Island, BC
V0N 2Y0

Members Present: Ken Hancock, Chair
Paul Brent, Local Trustee
Pam Janszen, Local Trustee

Staff Present: Gary Richardson, Island Planner
Kim Farris, Planner 1

Media and Others Present: Ten members of the public

1. CALL TO ORDER

The meeting was called to order at 12:30 p.m. Chair Ken Hancock acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Trustees and staff were introduced.

2. APPROVAL OF AGENDA

2.1 Additions/Deletions

The following additions to the agenda were presented for consideration:

- 12.2 Late item SGIEDC Food and Agriculture Strategy Briefing – Jeff Weightman, CRD Project Manager added as Other Business

By general consent the agenda was approved, as amended.

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Adopted Local Trust Committee Minutes

5.1.1 Saturna Island Local Trust Committee Special Meeting Minutes of April 5, 2014

For Information

5.1.2 Saturna Island Local Trust Committee Meeting Minutes of April 17, 2014

For Information

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 Saturna Island Local Trust Committee Community Information Meeting Notes of April 5, 2014

For Information

5.3 Section 26 Resolutions-without-meeting

RWM Report dated May 2014 received for information.

5.4 Advisory Planning Commission Minutes

None

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson reported that all items on the list have been done.

7. DELEGATIONS

None

8. CORRESPONDENCE

None

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 SA-ALR-2014.1 (Sewell) - Staff Report

Planner Richardson conveyed that the report had been reviewed and the recommendation is that the Local Trust Committee forward the application to the Agricultural Land Commission without conditions.

SA-2014-019

It was MOVED and SECONDED,

that the Saturna Island Local Trust Committee resolve that pursuant to Section 30(4) of the *Agricultural Land Commission Act*, exclusion application SA-ALR-2014.1 (Sewell) proceed.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Community Amenity Density Reserve - Staff Report- Draft Bylaw No. 112/Project Charter

Planner Richardson reported that the items requested have been followed up. Planner 1 Farris reviewed the process and any limitations which might exist on those properties. Maps were distributed of Saturna Island Subdivision Potential and how many additional lots will be provided.

Discussion, as well as the following points, was raised:

- Number of additional properties with subdivision potential if acreage reduced from 10 to 2.5 acres.
- Issues relating to the term amenity as it relates to the Community Amenity Density Reserve (CADR).
- Importance of community participation process.

SA-2014-020

MOVED and SECONDED,

by the Saturna Island Local Trust Committee that Part J under glossary should read "amenity means a value that furthers the values of the Islands Trust Act and that the community considers desirable".

CARRIED

SA-2014-021

MOVED and SECONDED,

that the Saturna Island Local Trust Committee directs staff to amend draft bylaw 112 by amending the definition of amenity as noted at this meeting and clarifying that the 20 densities can only be added to the Community Amenity Density Reserve once.

CARRIED

SA-2014-022

MOVED and SECONDED,

that the Saturna Island Local Trust Committee approve the project charter as amended.

CARRIED

10.2 Secondary Suites - Staff Report - Draft Bylaws No. 113 & 114/Project Charter

Planner Richardson clarified that concerns previously raised were addressed and presented staff recommendations.

Trustees supported all the recommendations and expressed thanks to those involved.

Discussion focussed on:

- The fact that the Lyall Harbour/Boot Cove Water Commission was not consulted so were not able to provide a response/input.
- Alternate sources of potable water; if term potable used in the bylaw, who will enforce?
- Suggestions regarding use of non-potable water sources for gardens, washing, and toilets.
- Issues of water testing – potable water does not exclude salinity and other contaminants.

Trustee Janszen supported caution using potable water as vague since it does not define how many people in residence. Suggests term "alternate source of water".

Planner Richardson responded that alternate water source would be a building inspection issue.

With regards to non-compliance, both Island Trustees agreed that bylaws should not be drafted to deal with the lowest common denominator.

SA-2014-023

MOVED and SECONDED,

that the Saturna Island Local Trust Committee direct staff to amend draft bylaw 113 cited as "Saturna Island Official Community Plan Bylaw No 70, 2000, Amendment No.2, 2013," and draft bylaw 114 cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No.1, 2013," to allow one secondary suite per residence in all zones that allow residential use.

CARRIED

SA-2014-024

MOVED and SECONDED,

that the Saturna Island Local Trust Committee direct staff to amend draft bylaw 113 cited as "Saturna Island Official Community Plan Bylaw No 70, 2000, Amendment No. 2, 2013" and draft bylaw 114 cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2013," to only allow secondary suites within the Lyall Harbour/Boot Cove water supply area if an alternate source of potable water is used to supply the suite.

CARRIED

SA-2014-025

MOVED and SECONDED,

that the Saturna Island Local Trust Committee direct staff to amend draft bylaw 113 cited as "Saturna Island Official Community Plan Bylaw No 70, 2000, Amendment No.2, 2013," and draft bylaw 114 cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2013," to require that all building containing secondary suites within the East Point water management area be required to construct a water catchment and storage system as per the requirement in section 2.18 of the Land Use Bylaw.

CARRIED

SA-2014-026

MOVED and SECONDED,

that the Saturna Island Local Trust Committee approves the project charter as amended.

CARRIED

10.3 Short Term Vacation Rentals (STVR) Review & TUP Fees - Staff Report - Draft Bylaws No. 115 & 116/Project Charter

Comments from the Advisory Planning Commission were reviewed by Planner Richardson. Rationale for the proposed reduction of fees in draft bylaw 116 were presented.

There was discussion on the proposed STVR bylaw with the following comments raised:

- Temporary Use Permits (TUPs) impact existing businesses who must comply with regulations which don't apply to TUPs. Requests a "level playing field".
- Staff time to administer.
- Who monitors? Non-compliant operators continue in spite of complaints.
- Suggestion that TUPs will not be issued for any property relying on groundwater.

Trustee Janszen noted that the TUP for STVR with issues specific to the area can have specific requirements.

Planner Richardson agreed that TUPs offer flexibility regarding conditions and duration but once issued, they can only be withdrawn when the term is up so must rely on enforcement for non-compliance.

Chair Hancock commented that if no problems, in theory the operator could apply for rezoning or could reapply for new TUP.

SA-2014-027

MOVED and SECONDED,

that the Saturna Island Local Trust Committee draft bylaw 115 cited as, "Saturna Island Official Community Plan Bylaw No.70, 2000, Amendment No.3, 2013," be given First Reading.

CARRIED

SA-2014-028

MOVED and SECONDED,

that staff schedule a Special Meeting and Public Hearing for Proposed Bylaw 115 on August 6, 2014.

CARRIED

SA-2014-029

MOVED and SECONDED,

that the Saturna Island Local Trust Committee give draft bylaw 116 cited as, "Saturna Island Local Trust Committee Fees Bylaw No. 90 ,2007, Amendment No.1, 2014", be given First Reading.

SA-2014-030

MOVED and SECONDED

That the Saturna Island Local Trust Committee endorse the project charter as amended.

CARRIED

11. REPORTS

11.1 Work Program Reports

11.1.1 Work Program Report dated May 2014

For Information

11.1.2 Federal Marihuana for Medical Purposes Regulation - Staff Report

SA-2014-031

MOVED and SECONDED

that the Saturna Island Local Trust Committee not to consider bylaw amendments on this at the present time.

CARRIED

11.2 Applications Report dated May 2014

This report has been updated. Few applications coming in at present.

John Money noted he had submitted an application which has been forwarded to the Agricultural Land Commission (ALC) but he still has not received a reply on its status.

Chair Hancock confirmed with Planner Richardson that the application had been forwarded to the ALC as reported.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses dated May 2014

For information

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

If the Temporary Use Permit amendments go into the Official Community Plan, this will be revisited.

11.6 Saturna Island LTC Web Page

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

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

11.7 Chair's Report

Chair Hancock stated that the meeting package for Trust Council was approved and planning for Trust Council on Saturna Island for two full days of meetings. Previous trustees are invited to join them at dinner. An electronic meeting is planned with a representative from the Department of Fisheries and Oceans doing a presentation on the new aquaculture tenures. Chair Hancock said he has been with an MBA student from Royal Roads University on a study of economy situation of the islands. Draft report will be reviewed then later brought to Local Trust Committees. Of note is high regard for amenities, business community has quality of life issues and quality of the workforce.

11.8 Trustee Report

Trustee Brent is on a committee investigating ferry issues and advocacy. They will be bringing recommendations to Trust Council. Saturna Island has nominated Brian Hollingshead for the Community Stewardship Award for his work on the ferry file. Financial Planning Committee review to bring forward. Budget approved.

Trustee Janszen reported that signs will be available for the Lamb BBQ "Ferries are our Highways". Also reported on a CRD meeting on family life in the Gulf Islands. There are more young children in our communities (26 children on Galiano). Economic challenges for parents of working several jobs and also finding childcare. A survey of islands will be published soon. Trust Council planning with arrangements for catering from various businesses. July 18 and 19 - public encouraged to attend at the Recreation Centre.

12. OTHER BUSINESS

12.1 Next Business Meeting

The next meeting of the Saturna Island Local Trust Committee will be held July 10, 2014, at 12:30 p.m., at the Saturna Island Rec Centre, Lounge.

SA-2014-032

MOVED and SECONDED,

to schedule a Special Meeting of the Saturna Island Local Trust Committee on August 6, 2014.

CARRIED

12.2 SGIEDC Food and Agriculture Strategy Briefing – Jeff Weightman, CRD Project Manager

Trustee Janszen wondered how Saturna will be included in this.

Chair Hancock noted they are looking for a representative from Saturna. Also there is a posting for coordinator position for this project on the CRD website. This is on the CRD website, under Request for Proposals.

13. TOWN HALL MEETING

Priscilla Ewbank asked for clarification regarding the map and the proposal for changes with Community Amenity Density Reserve.

Chair Hancock responded that this will be going ahead for consideration of first reading on July 10, 2014.

Al Sewell requested that his application to ALC please be forwarded to ALC as soon as possible.

John Money questioned who is doing the presentation on coastal Douglas fir at the Trust Council.

Chair Hancock responded that it will be a representative from Coastal Douglas.

14. ADJOURNMENT

There being no further business, the Chair Hancock adjourned the meeting at 3:50 p.m.

Ken Hancock, Chair

CERTIFIED CORRECT:

Beverly Lowsley, Recorder