



# ADOPTED

## Saturna Island Local Trust Committee Minutes of Regular Meeting

**Date:** June 17, 2016  
**Location:** Saturna Recreation and Cultural Centre  
104 Harris Road, Saturna Island, BC

**Members Present** George Grams, Chair  
Paul Brent, Local Trustee  
Lee Middleton, Local Trustee

**Staff Present** Gary Richardson, Island Planner  
Regina Robinson, Recorder

**Public:** There were four (4) members of the public present.

### 1. CALL TO ORDER

Chair Grams called the meeting to order at 12:30pm. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

### 3. TOWN HALL AND QUESTIONS

none

### 4. COMMUNITY INFORMATION MEETING

none

### 5. PUBLIC HEARING

none

### 6. MINUTES

#### 6.1 Local Trust Committee Minutes Dated May 21, 2016 (for Adoption)

By general consent the Local Trust Committee meeting minutes of May 21, 2016 were adopted as presented.

#### 6.2 Local Trust Committee Adopted Minutes Dated April 21, 2016

For information

**6.3 Section 26 Resolutions-without-meeting Report Dated June 2016**

For information

**6.4 Advisory Planning Commission Minutes**

none

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1 Follow-up Action List Dated June 2016**

Planner Richardson noted one outstanding item; March Community Roundtable minutes are in progress.

**8. DELEGATIONS**

none

**9. CORRESPONDENCE**

*Correspondence received concerning current applications or projects is posted to the LTC webpage*

none

**10. APPLICATIONS AND REFERRALS**

**10.1 Mayne Island Local Trust Committee Bylaw Nos. 165 & 166 Referral**

**SA-2016-009**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee considered Mayne Island Local Trust Committee Bylaws No. 165 & 166 and decided its Interests are Unaffected.

**CARRIED**

**10.2 Mayne Island Local Trust Committee Bylaw No. 167 Referral**

**SA-2016-010**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee considered Mayne Island Local Trust Committee Bylaw No. 167 and decided its Interests are Unaffected.

**CARRIED**

**10.3 Mayne Island Local Trust Committee Bylaw Nos. 168 & 169 Referral**

**SA-2016-011**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee considered Mayne Island Local Trust Committee Bylaws No. 168 & 169 and decided its Interests are Unaffected.

**CARRIED**

#### 10.4 South Pender Island Local Trust Committee Bylaw Nos. 113 & 114 Referral

Planner Richardson reviewed some of the proposed changes.

##### **SA-2016-012**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee considered South Pender Island Local Trust Committee Bylaws No. 113 & 114 and decided its Interests are Unaffected.

**CARRIED**

### 11. LOCAL TRUST COMMITTEE PROJECTS

#### 11.1 Density Transfer - Memo

Planner Richardson provided background and noted there was a slight amendment to the Terms of Reference; there is an in camera meeting to appoint the Advisory Planning Commission (APC) members later on in the agenda.

There was discussion regarding the optimal and/or minimal number of APC representatives. The trustees agreed that there needs to be more than 2 members for the project to move forward.

Planner Richardson noted that the APC cannot have any more members added without amending the bylaw.

Trustee Middleton noted that other Local Trust Committees expressed interest in the results of this project.

Trustee Brent noted that there is a Density Transfer application on Denman and the staff will be working on a similar project.

The Trustees suggested another meeting or an educational session with Southern Planning Manager Robert Kojima or Planning Director David Marlor may assist the group in gaining a better understanding of density transfer to be able to make a change to the project charter before the next business meeting.

Planner Richardson discussed meeting logistics and dates.

##### **SA-2016-013**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee discuss density transfer project options at a Special Meeting or at the next scheduled Community Roundtable.

**CARRIED**

#### 11.2 Community Profile - Memo

Planner Richardson spoke to the memo.

Chair Grams reviewed the two options in the memo.

**SA-2016-014**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee store the data in its present form and use it to guide Local Trust Committee decisions on future projects and applications.

**CARRIED**

**12. REPORTS**

**12.1 Work Program Reports (attached)**

**12.1.1 Top Priorities Report dated June 2016**

Planner Richardson reviewed the current list: continuing with density transfer, community profile (now complete), Diana Allen's presentation about groundwater is in August.

Trustees discussed the details of Diana Allen's presentation, and confirmed that it was a public meeting:

- George Grams thought that Mary Winspear would be the best location if there was interest from the other communities, otherwise the real value would be to the decision makers in their local trust areas.
- It was agreed the best location would be Salt Spring – both trustees from Saturna will attend and possibly members from the public.
- Planner Richardson and the Trustees suggested the LTC move forward with this priority at the next meeting after the presentation.

Planner Richardson reviewed options to update the top priorities list suggesting that the Land Use Bylaw could use some minor revisions.

Trustees Brent and Middleton discussed several priorities as options and Chair Grams suggested making a short list from the discussion that includes:

- Shoreline zoning/docks
- Land Use Bylaw update
- Secondary suites
- Amenity Zoning

**SA-2016-015**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee update the top priority list to include amenity zoning review and land use bylaw technical review and to remove community profile.

**CARRIED**

### 12.1.2 Projects List Report Dated June 2016

The projects list was discussed including a question about the proliferation of docks and how to deal with non-conforming docks was posed.

Chair Grams clarified that illegal docks is a bylaw enforcement issue.

#### **SA-2016-016**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee update the projects list to reflect the following in order: shoreline zoning review, secondary suites, and geological hazard mapping.

**CARRIED**

### 12.1.3 Active Saturna Bylaws - Staff Report

Planner Richardson reviewed the report and proposed that a number of bylaws that have been to public hearing proceed no further.

There was discussion about bylaws and the top priorities; trustees noted concern over losing work that has been completed if the LTC does not proceed. Planner Richardson confirmed that all of the project history remains.

#### **SA-2016-017**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee proceed no further with Bylaws 105, 112, 113, 114, 115, and 116.

**CARRIED**

## **12.2 Applications Report**

none

## **12.3 Trustee and Local Expense Report**

none

## **12.4 Adopted Policies and Standing Resolutions (attached)**

For information

## **12.5 Local Trust Committee Webpage**

none

## **12.6 Chair's Report**

Chair Grams updated on the following:

- Trust Council attendance and activities
- Intergovernmental Policy Advisor position interviews are ongoing
- Ministry of Transportation Roads report should be published shortly – this will be significant in the Salt Spring Island incorporation review
- Salt Spring Island Watershed Protection/Diane Allen upcoming talk mentioned previously.
- Affordable housing workshop organized by Justine Starke through the Local Planning Committee; there was a request for the handouts from the forum and the final summary report to be posted online.

## **12.7 Trustee Reports**

Trustee Middleton attended and reported on the following:

- Community solar project meeting; he confirmed there is a lot of support in this community, they will meet again in late July.
- Tsawout Nation meeting in Saanich for information sharing.
- Trust Council (TC) on Pender Island – one outcome being the desire for TC members to come together and create a vision to guide the future of the trust and begin working on that during the September meeting.

Trustee Brent shared that staff did a visioning as well and reported that:

- Trust Council is sending a letter to the Prime Minister for a moratorium on anchorages until baseline research is done.
- He attended a financial planning committee meeting that focused on corrections to a report from Urban Systems as to the financial impact on the trust if Salt Spring Island incorporates.
- He attended the review of Victoria office location meeting to look at moving the southern planning team closer to the islands, but it is not a good idea at this time.
- CAO hiring committee group; Russ has passed his probation.
- He could not attend the affordable housing workshop in Cowichan Bay as the Chair of the Local Planning Committee but there was good feedback.

## **12.8 Trust Fund Board Report Dated May 2016**

For information

Trustee Middleton updated that Hoops Harrison who lives in Winter Cove is a candidate.

## **13. NEW BUSINESS**

### **13.1 Tsawout First Nation**

Trustee Middleton updated that the community will be notified and engaged through the ratepayers association and the community club, and outlined plans that include sustainable logging with a multi-year horizon being developed by external consultants. The Tsawout are intending to consult in the spirit of being good neighbors and returning to their traditional lands.

Trustee Brent updated that a letter will be sent to all tax payers with a FAQ sheet of their plans.

**SA-2016-018**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee direct staff to prepare a letter to both Tsawout Chief and Council expressing support for an integrated planning approach on their traditional lands on Saturna Island.

**CARRIED**

**13.2 Invitation from Salt Spring Island Watershed to Attend a Presentation by Diana Allen**

"Estimating Groundwater Recharge to the Gulf Islands: Challenges and Progress"

Discussed earlier in the meeting under agenda item 12.1.1 Top Priorities

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for July 16, 2016, at 11:00 am at the Community Hall, Saturna Island**

Trustees discussed finding an alternate date for the July Community Round Table LTC meeting.

**SA-2016-019**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee meeting of July 16, 2016 be changed to July 23, 2016.

**CARRIED**

**15. TOWN HALL**

**John Hutchinson** posed questions about the issue of water regarding the proposal for First Nations land and the location of Anson Road referenced in the bylaw referral on page 25 of the agenda.

Trustees raised the issue of water scarcity in the meeting with the Tsawout and confirmed the complete extent of plans for the land are unknown at this point; there was discussion about the details of the application for the CRD dock on Mayne Island.

**Janet Land** asked if anyone from the ministry is involved with the Diana Allen workshop. Chair Grams responded that no one will be there from the ministry.

**Priscilla Ewbank** commented on: work the other LTC groups are doing; including cottage sizes and proof of potable water requirements, keeping a strong local hand in density transfer discussions through use of the APC, her support of the office move from Victoria to the islands so staff have a comprehension of island issues, and her appreciation for the First Nations relationship.

Trustee Middleton noted that the LTC have no jurisdiction on the Tsawout land but the opportunity and invitation to work with the Nations as good neighbors is a positive opportunity to encourage and be a resource for sound ecological practices.

**16. CLOSED MEETING (Distributed Under Separate Cover)**

The closed meeting was not required.

**SA-2016-020**

**It was MOVED and SECONDED,**

that the Saturna Island Local Trust Committee respond to the unsuccessful applicants to thank them for their interest and inform them that the Density Transfer Special Advisory Planning Committee is not moving forward.

**CARRIED**

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:24 pm.

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George Grams, Chair

Certified Correct:

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Regina Robinson, Recorder