



# ADOPTED

## Saturna Island Local Trust Committee Minutes of Regular Meeting

**Date:** June 15, 2017  
**Location:** Saturna Community Hall  
105 East Point Road, Saturna Island, BC

**Members Present:** George Grams, Chair (via remote video connection)  
Lee Middleton, Local Trustee & Acting Chair  
Paul Brent, Local Trustee

**Staff Present:** Gary Richardson, Island Planner  
Sandy Nelson, Recorder

**Public Present:** Approximately seven members of the public were present.

### 1. CALL TO ORDER

Acting Chair (A/Chair) Middleton called the meeting to order at 12:40 p.m. He acknowledged that the meeting was being held in the territory of the Coast Salish First Nations. He welcomed everyone and requested they raise a hand if they have a desire to speak.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. TOWN HALL AND QUESTIONS

**Dan Thachuk** commented that he finds it extraordinary that Boot Cove residents have been subjected to such a lengthy procedure with regards to their application for a rezoning to allow for a subdivision. The changes proposed will do little to change the character of the neighbourhood, in his opinion, yet the process seems far from over. He added that he fully supports the Islands Trust.

**John Hutchinson** mentioned that he is disappointed about the length of time the density review at Boot Cove is taking to resolve. He feels that the proposed changes will be beneficial and he supports the proposal in today's agenda.

**Priscilla Ewbank** requested that there be an opportunity to speak to this issue later in the meeting.

**4. COMMUNITY INFORMATION MEETING**

None

**5. PUBLIC HEARING**

None

**6. MINUTES**

**6.1 Local Trust Committee Minutes Dated April 20, 2017 (for Adoption)**

By general consent the minutes as presented were Adopted.

**6.2 Section 26 Resolutions-without-meeting Report**

None

**6.3 Advisory Planning Commission Minutes**

None

**7. BUSINESS ARISING FROM THE MINUTES**

**7.1 Follow-up Action List Dated June 2017**

Received for information.

**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 North Pender Island Local Trust Committee Bylaw No. 213 Referral**

**SA-2017-07**

**It was MOVED and SECONDED,**

That the interests of the Saturna Island Local Trust Committee are unaffected by the North Pender Island Local Trust Committee Bylaw No. 213.

**CARRIED**

## 10.2 SA-DVP-2016.1 (Henry) - Staff Memo & Report

Planner Richardson reported that the neighbour's approval has not yet been received.

Trustee Brent suggested asking the neighbours if they are satisfied so this can be resolved, as he is not comfortable with the uncertainty of this issue.

A/Chair Middleton agreed and asked Planner Richardson to obtain a letter from the neighbouring property owner.

**John Hutchinson** raised his hand and advised that he had been at the meeting, where it was recommended that screening the retaining wall with 4x8 cedar panels would mitigate the impact of the current view and that this has been done.

Trustee Brent responded that he would still like more clarity from the affected neighbour.

**John Money** suggested that it might be a good idea, in the future, to include letters from neighbours as part of the initial application for a development variance permit.

**Priscilla Ewbank** added that it would be helpful to have descriptions of various screening types, i.e. brick wall, or vegetative.

## 10.3 SA-RZ-2012.1 (Nepenthe Holdings) - Staff Report

Planner Richardson invited the Applicant to attend the meeting remotely.

A/Chair Middleton agreed and Alan R. Peretz was reached via telephone, and put on speaker.

Planner Richardson reviewed the rezoning application and the rationale for drafting Bylaws No.117 and No.118 for first reading.

Chair Grams appreciated the report and said it was very thorough.

A/Chair Middleton asked the Applicant if he had any questions, to which he replied in the negative.

Trustee Brent noted the following reasons for supporting the application:

- the local trustees agree with the proposal,
- no density is altered, so there will be no impact on overall subdivision or residential density within the Saturna Island local trust area,
- the Applicant's family built three legal homes before 1971, years before the Islands Trust existed, which subsequently negatively changed status of two of the homes.

A/Chair Middleton agreed that the Applicant has done all that was requested, density transfer is an available mechanism and the Trust Committee is not

setting a precedent suggesting that this proposal could serve as a “pilot” to assist future decisions in similar scenarios.

A/Chair Middleton opened the floor to the public.

**David Osborne** said that he does not oppose this application and appreciates Trustee Brent's comment about no impact on overall density. He noted that this density transfer involves waterfront as well as inland property. In other words, there will now be an increase in residential waterfront property.

Trustee Brent responded that the environment would not be affected significantly as there will be no new buildings.

**David Osborne** asked if, when looking at overall density on the island, the trustees would be mindful about transferring density from inland property to the foreshore.

A/Chair Middleton agreed that this is a valid point.

**Priscilla Ewbank** agreed that zone mapping and rationale for these changes are important and she asked Planner Richardson what would happen to the Money Family property if the proposal were accepted. She also asked about Lot C.

Planner Richardson responded that the Money family lot is in the Rural General zone, (10 hectares, which allows 5 lots). The zoning will be amended to allow only 3 lots on the 10 hectare lot.

Trustee Brent believes that donor and recipient areas need to be addressed in future, however, he does not see a problem in this case.

Planner Richardson mentioned that there will be many considerations involved when identifying donor and recipient areas, and regarding Lot C, Planner Richardson said that it was not included in the initial application.

**John Hutchinson** agreed with the proposal and said that we can all learn from this process, whether it's considered a 'pilot' project or not.

**John Money** commented that a public hearing is required so he doesn't believe the trustees are setting a precedent. He asked about the meaning of density neutral.

Planner Richardson responded that this means there hasn't been a decrease or increase in overall density.

**John Money** replied that he agreed with the proposal.

**SA-2017-08**

**It was MOVED and SECONDED,**

That Saturna Island Local Trust Committee Bylaw No.117, cited as "Saturna Island Official Community Plan Bylaw No.70, 2000, Amendment No.1, 2017", be given First Reading.

**CARRIED**

**SA-2017-09**

**It was MOVED and SECONDED,**

That Saturna Island Local Trust Committee Bylaw No.118, cited as "Saturna Island Land Use Bylaw No. 78, 2002, Amendment No.1, 2017", be given First Reading.

**CARRIED**

**SA-2017-10**

**It was MOVED and SECONDED,**

That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 117, cited as, "Saturna Island Official Community Plan Bylaw No.70, 2000, Amendment No.1, 2017 is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

**SA-2017-11**

**It was MOVED and SECONDED,**

That the Saturna Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 118, cited as, "Saturna Island Land Use Bylaw No. 78, 2002, Amendment No. 1, 2017" is not contrary or at variance with the Islands Trust Policy Statement.

**CARRIED**

**SA-2017-12**

**It was MOVED and SECONDED,**

That the Saturna Island Local Trust Committee directs staff to schedule a public hearing for Bylaw No. 117, cited as "Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2017" and Bylaw No. 118 cited as, "Saturna Island Land Use Bylaw No. 78, 2002, Amendment No. 1, 2017".

**CARRIED**

Planner Richardson said that a public hearing will be scheduled for proposed bylaws 117 and 118 for October 19, 2017.

A/Chair Middleton thanked everyone for the comments.

The Applicant thanked Saturna Islanders for their patience over the past 5 years.

## 11. LOCAL TRUST COMMITTEE PROJECTS

### 11.1 Land Use Bylaw (LUB) Amendments - Staff Memo

Planner Richardson suggested a working session where the propose amendments to the *Saturna Island Land Use Bylaw No. 78* could be reviewed in detail with the Trustees in attendance.

Trustee Brent agreed that a community meeting would be valuable but a working session would be best so the Planner and Trustees could meet outside of regular business meetings.

A/Chair Middleton invited comments and questions from the public.

**Priscilla Ewbank** suggested that future LUB amendments be put to the Advisory Planning Commission (APC), and she thanked the Planner.

**John Money** suggested an APC meeting where the Trustees could be in attendance at the meeting.

#### **SA-2017-13**

**It was MOVED and SECONDED,**

That the Saturna Island Local Trust Trustee schedule a working session in September 2017 - preferably on Saturna Island - to review amendments to the *Saturna Island Land Use Bylaw No. 78*.

**CARRIED**

## 12. REPORTS

### 12.1 Work Program Reports (attached)

#### 12.1.1 Top Priorities Report dated June 2017

For information.

#### 12.1.2 Projects List Report Dated June 2017

For information.

### 12.2 Applications Report Dated June 2017 (attached)

For information.

### 12.3 Trustee and Local Expense Report Dated April 2017 (attached)

A/Chair Middleton spoke to potential funding of signage to reflect a place-based shared narrative of both the local First Nations and Saturna Island's settler history.

## 12.4 Adopted Policies and Standing Resolutions (attached)

For information.

## 12.5 Local Trust Committee Webpage

The Saturna Island Local Trust Committee webpage can be found at [www.islandstrust.bc.ca/saturna](http://www.islandstrust.bc.ca/saturna)

## 12.6 Chair's Report

Chair Grams announced that he would be attending the Islands Trust Council Quarterly meeting on Lasqueti Island on June 20th, 2017. The agenda includes discussion about possible amendments to the *Islands Trust Act*. Chair Grams recently met with Member of the Legislative Assembly (MLA) Adam Olsen, as well as Wayne McIntyre, Capital Regional District (CRD), Salt Spring Island.

## 12.7 Trustee Reports

The Local Planning Committee (LPC) has been moving forward with a model for protecting microwave radio towers and has set aside the Douglas fir protection initiative for now. Trustee Brent is no longer chair of the Local Planning Committee.

A/Chair (Trustee) Middleton recently attended an emergency planning services meeting, with a focus on forest fire vulnerability in the island's residential areas. He is intrigued about the potential for Saturna Island to be considered a 'Fire Smart' community.

**Priscilla Ewbank** questioned Chair Grams regarding Salt Spring Island's incorporation.

Chair Grams replied that the referendum would be held on Sept 9th, 2017.

**Priscilla Ewbank** asked Trustee Brent to elaborate on the LPC project regarding microwave radio towers.

Trustee Brent replied that the Douglas fir protection initiative had to be dropped, and he was not in favour of this.

**John Hutchinson** asked about the Local Planning Committee.

Trustee Brent replied there are three sub-committees within the Islands Trust: The Financial Committee, the Trust Programs Committee and the Local Planning Committee, which looks at planning issues that transcend the trust area, and does not concern only Saturna.

**Priscilla Ewbank** asked A/Chair Middleton about forest fire and emergency evacuation plans.

**John Money** asked if the issue of combustible material within the National Parks has been addressed and made comment that evacuation from this island during a forest fire would be very challenging.

**12.8 Trust Fund Board Report**

None

**13. NEW BUSINESS**

**13.1 2016-2017 Annual Report -Approval of Saturna Island Local Trust Committee Section - RFD (attached)**

**SA-2017-14**

**It was MOVED and SECONDED,**

That the Saturna Island Local Trust Trustee approves the attached text for inclusion in the 2016-2017 Annual Report for approval by Trust Council and submission to the Minister of Community, Sport and Cultural Development.

**CARRIED**

**13.2 Trust Area Services' - Well and Groundwater Workshops - Memo & Poster**

Planner Richardson said this will be very worthwhile to attend and suggested that attendees bring questions to the workshop.

A/Chair Middleton agreed that a similar educational approach on Pender Island was very informative and encouraged attendance.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for October 19, 2017, at the Recreation & Cultural Centre, Saturna Island**

**15. TOWN HALL**

A/Chair Middleton invited comments from the public.

**Priscilla Ewbank** commented that the zoning map discussion fits in to the idea of a 'pilot' with regards to the recent zoning changes.

A/Chair Middleton responded that the zoning donor and recipient issue and the increase of density are all important questions, which Planner Richardson will add to his addendum on Density Transfer Mechanisms.

**Fiona XETXÁTTEN Macraild**, Senior Intergovernmental Policy Advisor at Islands Trust, in attendance as a member of the public, asked to go on record saying that she did in fact write an OCP amendment that was considered bold. She asked if she could schedule 30 minutes with each trustee before the next regular meeting to discuss the



report. She reminded all in attendance that she imagines Saturna as a model for First Nations reconciliation.

**SA-2017-15**

**It was MOVED and SECONDED,**

That the Saturna Island Local Trust Committee review the Official Community Plan report written by Fiona XETXÁTTEN Macraird, as a foundation to commence a collaborative process to amend our Official Community Plan reflecting the First Nations foundational role.

**CARRIED**

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

**16.1 SA-2017-16**

**It was MOVED and SECONDED,**

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1) (a & d) for the purpose of considering:

*\* Adoption of In-Camera Meeting Minutes Dated February 17, 2017*

*\* Appointment of APC Member*

*AND that the recorder and staff attend the meeting.*

**CARRIED**

**16.2 Recall to Order**

The regular business meeting was called back to order at 2:57 p.m.

**16.3 Rise and Report**

As directed by A/Chair Middleton, Recording Secretary Sandy Nelson announced the appointment of Priscilla Ewbank to the Advisory Planning Commission beginning immediately for a term ending January 1, 2019.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:00 p.m.

\_\_\_\_\_  
Lee Middleton, Acting Chair

Certified Correct:

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Sandy Nelson, Recorder