

ADOPTED

**MINUTES OF THE SATURNA ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON THURSDAY, FEBRUARY 14, 2013, AT 12:30 P.M.
AT THE SATURNA ISLAND COMMUNITY HALL,
105 EAST POINT ROAD, SATURNA ISLAND, B.C.**

PRESENT:	Ken Hancock	Chair
	Paul Brent	Local Trustee
	Pam Janszen	Local Trustee
	Gary Richardson	Island Planner
	Beverley Neff	Minute Taker

There were approximately ten (10) members of the public in attendance.

1. CALL TO ORDER

The meeting was called to order at 12:30 p.m. Chair 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

There was one addition to the agenda:

10.1 Memorandum re Proposed Bylaw No. 110 Post Public Hearing Procedures

The agenda and addendum were approved by general consent.

2.1 Questions from Public on Agenda Items

None

3. COMMUNITY INFORMATION MEETING

3.1 Proposed Bylaw No. 110 (Ocean Loop Geo-exchange)

See Notes of Community Information Meeting (CIM) of same date.

4. PUBLIC HEARING

4.1 Proposed Bylaw No. 110 (Ocean Loop Geo-exchange)

See separate Record of Public Hearing (PH) of same date.

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes for Adoption

5.1.1 Adopted Minutes of November 8 , 2012 Local Trust Committee Business Meeting

For information only.

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 Received Notes of November 8, 2012 Community Information Meeting

For information only.

5.2.2 Received Record of November 8, 2012 Public Hearing

For information only.

5.3 Section 26 Resolutions-without-meeting

For information only.

5.4 Advisory Planning Commission — none

6. BUSINESS ARISING FROM THE MINUTES

6.1 Follow-up Action Report

Planner Richardson reported that all items were completed.

7. DELEGATIONS

None

8. CORRESPONDENCE

None

9. APPLICATIONS, PERMITS, BYLAWS AND REFERRALS

9.1 Proposed Development Variance Permit SA-DVP-2012.1 (Quaintance & Elling)

As the Applicant had expected this item to be dealt with at 1:30 p.m. and was not yet present, it was deferred until after 9.3.

Planner Richardson explained the four variances being requested and reviewed the responses from the referral process.

Resolution SA-LTC-01-2013

It was Moved and Seconded that Saturna Island Local Trust Committee amend the draft variance permit SA-DVP-2012.1 (Quaintance and Elling) by removing item 2 (d).

CARRIED

Resolution SA-LTC-02-2013

It was Moved and Seconded that Saturna Island Local Trust Committee issue the permit SA-DVP-2012.1 (Quaintance and Elling) as amended.

CARRIED

9.2 North Pender Bylaw No. 192 Referral

Resolution SA-LTC-03-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee's interests are unaffected by North Pender Island Local Trust Committee Bylaw No. 192.

CARRIED

9.3 SA-RZ-2012.1 (Nepenthe Holdings Ltd) Staff Report

The proposal is to rezone a 3.62 hectare (8.94 acre) waterfront property on Boot Cove Road to allow for four strata lots to be created. This would allow for the three existing waterfront dwellings to be sited on separate strata lots with one additional vacant lot across the road. Each of the four lots would be permitted a dwelling, which would mean a density increase which is not allowed in the current Official Community Plan.

Planner Richardson reported that at the LTC's request he had discussed with the applicant the transfer of density options as well as the possibility of amenity zoning contained in his August 29, 2012 report.

The applicant has subsequently responded proposing a community amenity, a gravel surfaced 10-12 car parking lot, on the corner of Boot Cove Road and East Point Road, in exchange for the LTC allowing the proposed rezoning for four lots and four dwellings.

Questions were raised in the ensuing discussion:

- whether or not the Ministry of Transportation and Infrastructure (MOTI) would approve such a rezoning or subsequent subdivision
- how the new septic regulations would affect such a subdivision
- and how the applicant would respond to the LTC's response that the amenity offered falls short of fair exchange for an increase in density and the ensuing community upheaval that would result.

Resolution SA-LTC-04-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee request the applicant to check the septic regulations and bring a more substantial amenity proposal to the committee; and that the planner talk with MOTI about the project and report back.

CARRIED

Resolution SA-LTC-05-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee direct staff to arrange a Community Information Meeting regarding SA-RZ-2012.1 (Nepenthe Holdings Ltd) to be held in conjunction with the April 18, 2013, business meeting.

CARRIED

9.4 SA-SUB-2012.1 (Sewell)

At a previous LTC meeting (November 8, 2012) the LTC granted a variance to allow for this proposed two-lot subdivision to be created where one of the lots (proposed Lot A) has a width less than one third its depth. Planner Richardson recommended waiving the statutory requirement for a 10% perimeter in this instance as it would appear to create no negative effect on neighbours or on future residents of the new lots.

Resolution SA-LTC-06-2013

It was Moved and Seconded that pursuant to Section 944(2) of the Local Government Act, the Saturna Island Local Trust Committee grant exemption from the 10% perimeter provisions of Section 944(1) of the *Local Government Act* for proposed Lot A of subdivision application SA-SUB-2012.1 (Sewell).

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Ocean Loop Geo-exchange Bylaw No. 110 – for further consideration

Planner Richardson explained the Post Public Hearings procedures. In response to the suggestion heard in the Public Hearing, the Trustees discussed how best to include an option for using saline water, as well as fresh water or propylene glycol, as a heating exchange fluid in the ocean loops.

Resolution: SA-LTC-07-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee Proposed Bylaw No. 110, cited as “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 2, 2012” be amended by replacing “fresh water” with “water”.

CARRIED

Resolution SA-LTC-08-2013

It was Moved and Seconded that Saturna Island Local Trust Committee Proposed Bylaw No. 110, cited as “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 2, 2012” as amended, be given Second Reading.

CARRIED

Resolution SA-LTC-09-2013

It was Moved and Seconded that Saturna Island Local Trust Committee Proposed Bylaw No. 110, cited as “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 2, 2012” be given Third Reading.

CARRIED

Resolution SA-LTC-10-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee Proposed Bylaw No. 110, cited as “Saturna Island Land Use Bylaw 78, 2002, Amendment No. 2, 2012” be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

11. REPORTS

11.1 Work Program Reports

11.1.1 Saturna Island Local Trust Committee Work Program Report dated February, 2013

Resolution SA-LTC-11-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee direct staff to move the Land Use Bylaw Review to number two on the Top Priorities list.

CARRIED

Resolution SA-LTC-12-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee direct staff to move the Review of OCP Section C.1.3 and the Community Amenity Density Reserve (OCP Schedule E, Appendix A) to number one on the Top Priorities list.

CARRIED

11.2 Applications Report

11.2.1 Saturna Island Applications Report dated February, 2013

Presented for information.

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Presented for information.

11.4 Bylaw Enforcement

None

11.5 Policies and Standing Resolutions Report

Presented for information.

11.6 Saturna Island LTC Web Page

Staff was directed to update the webpage by:

- adding the new Work Program Top Priorities
- removing the request for APC Expressions of Interest
- removing Parkland Zoning

11.7 Chair's Report

Chair Hancock said it was a busy time for the Executive Committee as they were preparing for Trust Council's meeting on March 5-7 with the budget as the focus. This is the first time Trust Council will meet on Thetis Island and he was looking forward to it.

11.8 Trustee Reports

Trustee Brent reported that the Trust Programs Committee, which he chairs, continues to advocate for good ferry service and lower ferry fares for island communities. Advocacy depends on funding, which will be decided at the next Trust Council.

Trustee Janzsen has had knee surgery and so missed the last two sessions of the Gulf Islands National Park Reserve Advisory Committee. She says it is a good group and Parks Canada employees are very respectful regarding the input of the non-Parks Canada members. The group is currently working on the Gulf Islands National Park Reserve Management Plan. She is looking forward to Trust Council on Thetis Islands in March.

12. OTHER BUSINESS

12.1. Next Business Meeting – April 18, 2013, Saturna Island Recreation Centre, Lounge

12.1.1 Amend the 2013 LTC Meeting Schedule by changing the September 19th meeting to September 26th.

Resolution SA-LTC-13-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee amend the 2013 LTC Meeting Schedule by changing the September 19th meeting to September 26th.

CARRIED

12.2 Natural Marine Conservation Area Exclusion Zones

The Trustees agreed that there was no further action necessary at this time.

12.3 Appointment of Advisory Planning Commission Secretary

Resolution SA-LTC-14-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee appoint Beverley Neff as the secretary to the Saturna Island Advisory Planning Commission.

CARRIED

13. TOWN HALL MEETING

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

John Guy expressed concerns about density creeping up without discussion and gave examples of Nepenthe Holdings, Old Point Farm's rezoning, ancillary buildings being designated as cottages and cottage size measurements moving from exterior walls to interior dimensions. He stated that density needs to be defined, discussed and clarified so that the community agrees on how much human use is wanted on this island. He urged clarity, openness and a clear rule of law.

John Hutchinson was opposed to the amenity offered by Nepenthe Holdings, saying it was too low and conflicted with a commercial parking lot in the same area. He suggested that a mass mail out should emphasize the density review and recommended finding wide community consensus before making any LTC decisions.

Bill Douglass stated that the best way to let people know about the proposed amenity would be to put some signage on the property describing the proposal. He was against a parking lot as an amenity. The concept of density transfer would be contentious and he felt the rules need to be changed and agreed on by the community in a community plan before using such a tool.

Priscilla Ewbank was opposed to granting more density and stated that Nepenthe Holdings was out of line asking for another density when they had already been given a cottage upgraded to a residence. She was in favour of allowing three lots, but not four. She stated that the LUB has not defined amenity and to have to reconsider the density cap would be a huge cost to the community. She said the community needs to decide what it will consider an amenity and that she didn't want zoning to be changed arbitrarily.

Al Sewell suggested that the Boot Cove subdivision be put on the shelf until the community resolves amenity zoning.

Chair Hancock remarked that defining amenity zoning could be a difficult but necessary conversation about wants versus needs.

Priscilla Ewbank requested that town hall feedback be held closer to when applications are being discussed, rather than at the end of the meeting.

14. MOTION TO CLOSE MEETING

Resolution SA-LTC-15-2013

It was moved and seconded 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 June 21, 2012 Saturna LTC In Camera Minutes and to consider Advisory Planning Commission appointments; and further that staff and Recording Secretary Beverley Neff remain present.

CARRIED

The meeting was closed at 3:58 p.m.

15. RECALL TO ORDER

15.1. Rise and Report from Closed Meeting

The meeting was reopened at 4:02 p.m.

Chair Hancock reported that Ryan Johnson had been appointed to the Advisory Planning Commission.

16. ADJOURNMENT

Resolution SA-LTC-19-2013

It was Moved and Seconded that the meeting be adjourned at 4:06 p.m.

CARRIED

RECORDER

CHAIR