

ADOPTED

**MINUTES OF THE SATURNA ISLAND
LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON THURSDAY, APRIL 18, 2013, AT 12:30 P.M.
AT THE SATURNA RECREATION AND CULTURAL CENTRE
104 HARRIS ROAD, SATURNA ISLAND, B.C.**

PRESENT:	Ken Hancock	Chair
	Paul Brent	Local Trustee
	Pam Janszen	Local Trustee
	Gary Richardson	Island Planner
	Kim Farris	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 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

There was one addition to the agenda:

11.2.2 Proposed Development Variance Permit SA-DVP-2013.2 (Abegg)

The agenda and addendum were approved by general consent.

2.1 Questions from Public on Agenda Items

None

3. COMMUNITY INFORMATION MEETING

None

4. PUBLIC HEARING

None

5. PREVIOUS MEETINGS

5.1 Local Trust Committee Minutes

5.1.1 Adopted Minutes of February 14, 2013 Local Trust Committee Business Meeting

For information only

5.2 Public Hearing Records and Community Information Meeting Notes

5.2.1 Received Notes of February 14, 2013 Community Information Meeting

For information only.

5.2.2 Received Record of February 14, 2013 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

None

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Ocean Loop Geo-exchange Bylaw No. 110

Resolution SA-LTC-20-2013

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 adopted.

CARRIED

10.2 Work Program Priority Options

Planner Richardson gave an over view of his report, which comments on the LTC's work program priorities, provides the LTC with options and makes recommendations on proceeding.

11. REPORTS

11.1 Work Program Reports

11.1.1 Saturna Island Local Trust Committee Work Program Report dated April 2013

Planner Richardson summarized his recommendations:

- Ocean Loop Geo-exchange can come off the top priorities list now.
- Community Amenity Density can't be used because while there is subdivision density in the bank there are no residential densities in the bank
- A technical review of the LUB might be in order
- An accommodations project could be initiated to see how accommodations could be increased on the island, including looking at Short Term Vacation Rentals, secondary suites and affordable housing

He asked for clear direction because the term is halfway through and any changes will require considerable community consultation.

With the committee's agreement, the audience was invited to comment.

The discussion included these questions and concerns, among others:

- Perceived duplication of building code rules in the LUB and why the Islands Trust gets involved

Chair Hancock explained that the Islands Trust prohibits any other local government from issuing a permit that legalizes something illegal under the LUB. It is complicated and has an elaborate referral policy that is supposed to work early in the application.

- Why are the trustees wanting to increase the density?
- The need for real data before making any decisions about changing the LUB or OCP
- What does the community want?
- Need to document the amount of change since 2001 before any changes; there are many opinions, not necessarily accurate
- How much density was lost when the National Park was created?
- Care needs to be taken when setting definitions and parameters
- BC ferry consultations and the proposal of the St. John's Point connector: how could a trustee recommend something that hadn't been discussed by the community
- Off island property owners may have very different opinions on how the island should develop and must be included
- People who live here do need an economy but it should be realistic

Chair Hancock thanked the public and closed the general discussion.

Resolution SA-LTC-21-2013

It was Moved and Seconded by the Saturna Island Local Trust Committee that, as a work program priority, staff be directed to prepare a report and proposed timeline for reviewing accommodations on Saturna Island with respect to visitor accommodations, affordable housing and secondary suites.

CARRIED

Resolution SA-LTC-22-2013

It was Moved and Seconded by the Saturna Island Local Trust Committee that, as a work program priority, staff be directed to prepare a report and proposed timeline for reviewing the density provisions of the OCP.

CARRIED

Resolution SA-LTC-23-2013

It was Moved and Seconded by the Saturna Island Local Trust Committee that, as a work program priority, staff be directed to prepare a staff report with a list of technical amendments required to update and clarify the LUB.

CARRIED

Resolution SA-LTC-24-2013

It was Moved and Seconded that the Saturna Island Local Trust Committee direct staff to remove item #5, East Point Water Conservation, from the Projects List.

CARRIED

11.2 Applications Report

11.2.1 Saturna Island Applications Report dated February, 2013

No questions

11.2.2 Proposed Development Variance Permit SA-DVP-2013.2 (Abegg)

Trustee Janszen explained that this request for a variance came in after the agenda package had been completed. The house at 214 Cliffside was built on a slope and is 8 inches over height. The deck can have 8 inches of fill under it to fix the problem. A woodshed and a small cabin (“bunky”) are set 0.9 m too close to the side lot setback (should be 3 m), due to an error in the survey used. The proper notification of neighbours is yet to be done, but if there are no objections when done, she would like to expedite the process by a Resolution Without Meeting (RWM).

Resolution SA-LTC-25-2013

It was Moved and Seconded that, if there are no concerns by the immediate neighbours after notification, the Saturna Island Local Trust Committee will consider SA-DVP-2013.2 (Abegg) by RWM.

CARRIED

**Trustee Hancock
opposed**

11.3 Expense/Budget Reports

11.3.1 Trustee and Local Expenses

Trustee Brent reported that the new budget for the 2013-2014 fiscal year starting April 1, 2013, has \$12,000 allocated for projects and associated community consultations.

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 adopted Bylaw 110
- linking to draft BEN Bylaw 105, Schedule A
- removing Sept 2012 from the top of News section
- adding new top priorities to the top of News section
- adding variance permit SA-DVA-2013.2 (Abegg) under Applications
- sending out notices to subscribers whenever the web page is updated

11.7 Chair's Report

Chair Hancock said he had enjoyed attending the Association of Vancouver Island and Coastal Communities (AVICC) Conference in Sooke the previous weekend. The association presents local government issues to the provincial government. The Islands Trust put forward a unanimously supported motion expressing disappointment at the federal government's inaction on derelict vessels and asked them to get back to work on the issue. Also of interest was a discussion on genetically engineered foods. The convention supported a request to the provincial government that AVICC become a GE free area with respect to all plants and animal species.

11.8 Trustee Reports

Trustee Janzsen commented on the similarities and differences she noticed between Saturna and Thetis Island, where Trust Council had their last meeting. She attended a workshop on Mayne Island on Economic Essentials for Local Leadership and hopes to get the consultant to come to Saturna with his tourism presentation. She mentioned that the Draft Southern Gulf Islands National Park Reserve Park Management Plan will be rolled out here on Saturna on May 11.

Trustee Brent reminded those present that the Community Stewardship Awards nominations are due April 26. He has been lobbying for improved ferry service and funding and attended a March 26 meeting about the potential for improved community transportation in the Gulf Islands and possibilities to reconnect island communities. He announced that BC Ferries (BCFS) personnel will have a meeting here on Tuesday, April 23 at the Community Hall from 7–9 pm to talk about their plans to replace the Queens of Nanaimo and Burnaby ferries with three smaller boats where BCFS wants feedback on food service scope..

12. OTHER BUSINESS

12.1. Next Business Meeting – June 6, 2013, Saturna Island Community Hall

12.2 Annual Report

Staff was directed to remove references to referrals.

Resolution SA-LTC-26-2013

It was Moved and Seconded by the Saturna Island Local Trust Committee to approve the amended excerpt from the draft Annual Islands Trust Report.

CARRIED

12.3 Renewable Energy Technologies in the Trust □Area – Ocean Based Geo-Exchange Systems

This report has been sent to all LTCs for information only. Eight LTCs are already dealing with Ocean Based Geo-exchange Systems.

12.4 Advertising LTC Meetings & Planner Office Hours in the Scribbler Newspaper

There was agreement to have an on-going advertisement in *The Scribbler* with current information about the Planner's Office Hours and the next LTC meeting. John Robertson, speaking on behalf of *The Scribbler*, indicated that there would be no charge for the service.

13. TOWN HALL MEETING

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

John Hutchinson mentioned that the SS Beaver has left the government wharf. It is in Ganges en route to Cowichan Bay.

Janet Land advised that any survey of tourist accommodations on Saturna needs to report on off-season use as well as high season availability.

Priscilla Ewbank asked about access to demographics for the island.

Chair Hancock reported that the CRD has a Southern Gulf Island Economic Development Commission which will compile the data study. Clare Frater, Trust Area Policy Analyst, is the person to contact in the Islands Trust office.

Priscilla Ewbank talked about the St. John's Point ferry proposal and how as a store-owner it was important for her to know whether suggestions are being put forth as an option or as the wish of the Saturna community. If it is the latter she needs to be able to give some input.

Trustee Brent clarified that the St. John's Point ferry proposal was put forth by the Mayne Island Ratepayers Association. He himself had pulled together information on vehicle travel.

Priscilla Ewbank explained that she didn't want him speaking for the community without consultation with that community, which needs to see the facts.

Trustee Brent remarked that what was recommended was that the concept be studied and the results needed to be examined from both cost effectiveness and community impact before he would take a position on it.

Al Sewell asked if there was data available that says what minimum population is required to have a sustainable community?

Chair Hancock replied that Fogo Island on the east coast of Newfoundland has done an amazing job of achieving sustainability. He recommended checking it out as an inspiration.

Janet Land said that she had the same reaction as Priscilla Ewbank to reading that there was strong support for the St. John's Point ferry link. She commented that it raises huge questions, such as how it will work for walk-on. As a former ferry committee member she knew that those concepts have been discussed many times. She stated that BC ferries, is now talking about a Queen of Nanaimo replacement without consultation and within a short time frame.

Trustee Brent mentioned that there were at least four concepts being proposed

Bill Douglass suggested an alternative would be to go through Pender Island; there were good reasons for that choice. He asked if BC Ferries had been asked to look at that too.

Trustee Brent replied BC Ferries would look at many options.

Bill Douglass was concerned that it appeared that trustees have been promoting one aspect over others without asking. He was opposed to going through Mayne Island and felt that if the size of the Saturna ferry was limited to 25 cars it will limit the island's future. Home porting was the preferred recommendation.

Ron Hall mentioned that Saturna Island Property Owners Association takes no position on the ferry discussion because the membership has not voted.

Bill Douglass expressed his appreciation to the LTC for their efforts and the opportunity to speak throughout the meeting.

Trustee Janszen thanked everyone for the discussions and for coming out to the meetings.

14. ADJOURNMENT

Resolution SA-LTC-27-2013

It was Moved and Seconded that the meeting be adjourned at 2:55 p.m.

CARRIED

RECORDER

CHAIR