



Adopted

Saturna Island Local Trust Committee Minutes of Special Meeting

Date: July 28, 2018
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
Sharon Lloyd-deRosario, Legislative Clerk, Recorder

Public Present: There were approximately 50 members of the public.

1. CALL TO ORDER

Chair Grams was going to be late due to ferries. In the interim, Trustee Brent was the Acting Chair and called the meeting to order at 1:00 p.m. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Addition of item 3.4.3 – Water Lease
- Addition of item 3.4.2.1 – Saturna Island Local Trust Committee Minutes Dated June 14, 2018 for Adoption

By general consent the agenda was approved as amended.

3. BUSINESS ITEMS

3.1 Community Information Meetings

3.1.1 Saturna Island Local Trust Committee Bylaw No.119

Planner Richardson, presented the item LUB Review and addressed the red-line version advising of the many technical adjustments; he then invited questions or comments from the members of the public.

John Money, mentioned about the Water Zone – property line was changed; dryland in Marine Zone, was crown land which is a housing keeping matter that can be worked on in the future to be corrected. Needs a caretaker.

Planner Richardson advised that it's too late at this point and he will look at considering at a later date and that the trustees are aware of this.

Jaques Campbell, is concerned about the campsite setbacks – 10ft setback for commercial campsites. Salt Spring Island has 15 to 30 ft. setbacks.

Planner Richardson, stated that they looked at each lot on its own merits; it's not unreasonable for this particular lot.

Jaques Campbell, asked what the general precedent is.

Planner Richardson, stated that every community is different – site specific – no precedents.

Pat Carney, asks if is there's anything in the bylaw regarding access for mobility issues.

Richard Blagbourne, is reluctant for the bylaw to proceed.

Priscilla Ewbank, more discussion is required; how many years are left on the Campground TUP?

J. Hutchinson, gave some history of issues, stating the site is commercial and requirements to supply 10 parking spots. There are heavy restrictions.

Trustee Brent opened the floor for more questions.

There were none the Community Information Meeting for Bylaw 119, was closed.

Chair Grams, arrived at the meeting at 1:25 p.m. and apologized for being late, due to ferry connections.

3.1.2 Saturna Island Local Trust Committee Bylaws No. 120 & 121

Planner Richardson, referring to his staff report advised that these bylaws allow the applicant to transfer subdivision density from one lot to another in order to facilitate the transfer of 29 densities from one lot to another. He gave the rationale for his recommendations and invited questions/comments from the public.

Pat Carney asked why these bylaws were not referred to Boot Cover Water Systems at Lyall Harbour.

Janet Land asked why it was not referred to Pat Laplavic at FLNRO.

Trustee Middleton stated that at Trust Council they discussed an issue that MOTI approves subdivision based on demonstration of potable water which mandates drilling of wells or installation of groundwater fed water systems.

Priscilla Ewbanks commented that there has been limited information prior to a Public Hearing and asked how she could get more information.

Chair Grams responded that is the purpose of this Community information session, was to ask question prior to the Public Hearing.

Chair Grams asked for any more comments.

There was none and the Community Information meeting for bylaws 120 & 121 was closed.

3.1.3 Saturna Island Local Trust Committee Bylaws No. 122 & 123

Planner Richardson showed some graphics and explained the purpose of the bylaws is to allow for secondary suites in most areas that permit residences on the island. Reviewing the referral responses he stated that Pat Lapsevic, FLRNO suggests that secondary suites should not be permitted in areas with salt water intrusion; he suggested rewriting the bylaws to address this.

Janet Land asked why the public submissions from 4 years ago were not given to the trustees, and asked why wasn't the map utilized?

Trustees confirmed that they were familiar with the submissions.

Chair Grams asked for further comments; hearing none he closed the Community Information meeting for bylaws 122 and 123.

Chair Grams recessed the meeting for a break at 2:20 pm and reconvened the meeting at 2:45 pm.

3.2 **Public Hearings**

3.2.1 Recess for Public Hearings

See separate Public Hearing Record of same date.

3.2.1.1 Saturna Island Local Trust Committee Bylaw No. 119

See separate Public Hearing Record of same date.

3.2.1.2 Saturna Island Local Trust Committee Bylaws No. 120 & 121

See separate Public Hearing Record of same date.

3.2.1.3 Saturna Island Local Trust Committee Bylaws No. 122 & 123

See separate Public Hearing Record of same date.

3.2.2 Recall to Order

Chair Grams called the Local Trust Committee meeting back to order at 3:54 p.m.

At this time there were seven (7) members of the public in attendance.

3.3 Applications and Referrals

3.3.1 SA-RZ-2018.1 (Hall/Crooks) - Staff Memo & Bylaws No. 120 &121

Planner Richardson presented his staff report with a brief overview on the purpose of the bylaws, background and suggested recommendations.

SA-2018-031

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 120 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No. 1, 2018" be read a Second time.

CARRIED

SA-2018-032

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 120 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No. 1, 2018" be read a Third time.

CARRIED

SA-2018-033

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 120 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No. 1, 2018" be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

SA-2018-034

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 120 cited as "Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No. 1, 2018" be forwarded to the Minister of Municipal Affairs and Housing for approval.

CARRIED

SA-2018-035

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 121 cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2018" be read a Second time.

CARRIED

SA-2018-036

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 121

cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2018" be read a Third time.

CARRIED

SA-2018-037

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 121 cited as "Saturna Island Land Use Bylaw 78, 2002, Amendment No. 1, 2018" be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

3.4 Local Trust Committee Projects

3.4.1 Land Use Bylaw Review - Staff Memo & Bylaw No. 119

Planner Richardson referenced his staff report giving some background information and suggested recommendations.

SA-2018-038

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 119. 2018, be read a Second time.

The trustees had a friendly amendment to make before the resolution was passed as follows:

SA-2018-039

It was Moved and Seconded

that the Saturna Island Local Trust Committee Proposed Bylaw No. 119. 2018, be amended by revising section 15.4 to read: minimum of 15 ft. from any lot line.

CARRIED

SA-2018-040

It was Moved and Seconded

that the Saturna Island Local Trust Committee Proposed Bylaw No. 119. 2018, as amended in resolution SA-2018-039, be read a Second time.

CARRIED

3.4.2 Secondary Suites - Staff Memo & Bylaws No. 122 & 123

Planner Richardson reviewed the staff report summarizing the purpose, background information and suggested recommendations.

SA-2018-041

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 122 cited as “Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.2, 2018” be read a Second time.

CARRIED

SA-2018-042

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 122 cited as “Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.2, 2018” be read a Third time.

CARRIED

SA-2018-043

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 122 cited as “Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.2, 2018” be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

SA-2018-044

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Proposed Bylaw No. 122 cited as “Saturna Island Official Community Plan Bylaw 70, 2000, Amendment No.2, 2018” be forwarded to the Minister of Municipal Affairs and Housing for Approval.

CARRIED

3.4.2.1 Saturna Island Local Trust Committee Minutes Dated June 14, 2018 for Adoption

SA-2018-045

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Draft minutes dated June 14, 2018, be Adopted as presented.

CARRIED

3.4.3 Water Lease

SA-2018-046

It was Moved and Seconded,

that the Saturna Island Local Trust Committee, as the Islands Trust representatives of the Saturna Island community, we oppose the lease of the water lot at Lyall Harbour, Saturna Island, Lands File Number 0196957, to the Capital Regional District, until such time as the agreement, nearing final completion, for the transfer of Riparian Rights from the upland owner to the Capital Regional District, is consummated, and that the Capital Regional District and associated parties provide accurate, equitable and forthright information to the upland owners in the process of finalizing the agreement.

CARRIED

3.5 Trust Programs Committee, Services Integration - Staff Briefing

Received by the Local Trust Committee.

4. ADJOURNMENT

By general consent the meeting was adjourned at 4:40 p.m.

George Grams, Chair

Certified Correct:

Sharon Lloyd-deRosario, Recorder