



ADOPTED

Saturna Island Local Trust Committee

Minutes of Regular Meeting

Date: May 25, 2023
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island BC

Members Present: David Maude, Chair
Mairead Boland, Local Trustee
Lee Middleton, Local Trustee

Staff Present: Brad Smith, Island Planner
Pat Todd, Recorder

Others Present: There were six (6) members of the public present.

1. CALL TO ORDER

Chair Maude called the meeting to order at 11:30 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations and welcomed CRD Director Brent.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- New Business 16.5 Trees
 16.6 Free Store Building Permit Requirements
 16.6 Funding of Indigenous Project

By general consent, the agenda was adopted as amended.

3. TRUSTEE REPORT

Trustee Boland spoke of being one of three Trustees and 2 staff attending a meeting to create a process for working with government agencies. There was a Chair/Vice Chair workshop – training session, which was excellent – good discussions.

Trustee Middleton added that Trustee Boland is very active in a number of committees. There is a Governance Committee meeting on May 29, 2023. Work continues with Parks Canada regarding the donation of Judy Myers property: slow process.

4. CHAIR'S REPORT

Chair Maude noted busy time with Executive and Trust Council. Trust personnel met with a number of agencies in an attempt to simplify and improve “working together”. Important for Agencies to acknowledge rural nature of islands vs. urban locations. Felt outcome was positive

and opened communication channels. Future meeting planned with Ministry of Transportation and Infrastructure (MoTI) and RCMP. Also noted Training session for Chair/Vice Chairs: facilitator was excellent and there is talk of having another session.

5. ELECTORAL AREA DIRECTOR'S REPORT

Capital Regional District (CRD) Director Brent spoke of focus being on housing and economic health of communities. Everything hinges on housing – supply, costs, and impact on communities. Some recommendations being developed to put forward regarding rural areas and increased housing options e.g., general use trailers.

6. TOWN HALL AND QUESTIONS

Speaker commended Trustees on efforts with Agencies to have them adapt policies to better reflect rural communities.

7. COMMUNITY INFORMATION MEETING – None

8. PUBLIC HEARING – None

9. MINUTES

9.1 Local Trust Committee Minutes Dated February 16, 2023

By general consent, the Local Trust Committee meeting minutes of February were adopted.

9.2 Section 26 Resolutions-without-meeting Report Dated May 2023 – received for information.

10. BUSINESS ARISING FROM THE MINUTES

10.1 Follow-up Action List Dated May 2023

Planner Smith noted two outstanding items pertaining to whale sanctuary zones.

11. DELEGATIONS - none

12. CORRESPONDENCE- none

13. APPLICATIONS AND REFERRALS

13.1 SA-RZ-2023.1 (Gaines)

Planner Smith reviewed the application for rezoning. Two water front lots would be created. There were three responses from First Nation referrals – no comments specific to rezoning.

Discussion:

- Question referral to Ministry - Preservation of Groundwater
- Input from IT Fresh water Specialist
- Already 2 drilled wells on site
- LTC can determine quality/quantity
- Currently using existent infrastructure
- Question of risk of salt water intrusion – not identified in this area

- Considerations can be reviewed again at time of development
- Staff have recommended proof of potable water

Applicant added there are 3 drilled wells at 6.5-8 gal/min that were tested 10 to 12 years ago for quality. To date there have been no salt water intrusion issues in area.

SA-2023-010

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Bylaw No. 138, cited as "Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2023" be read for a first time.

CARRIED

SA-2023-011

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. 138, cited as "Saturna Island Land Use Bylaw No. 119. 2018, Amendment No. 1, 2013," is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

SA-2023-012

It was Moved and Seconded,

that the Saturna Local Trust Committee direct staff to schedule a public hearing on application SA-RZ-2023.1 (Gaines).

CARRIED

SA-2023-013

It was Moved and Seconded,

that the Saturna Island Local Trust Committee direct staff to schedule a community information meeting on application SA-RZ-2023.1 (Gaines) to be held concurrently with a public hearing.

CARRIED

Discussion:

- Question wait time till next meeting
- MoTi approval next step however need rezoning in place
- Zoom meeting
- Link with other application
- Question necessity of public hearing: can waive however notifications would still have to be made so no real time saver
- Staff recommendation to start working through process with MoTi
- Staff noted process is moving quite quickly at this time

13.2 SA-RZ-2022.1 (Bertolami/Crooks) - Proposed Bylaws 136 and 137

Planner Smith reported approval from Ministry regarding changes to Official Community Plan (OCP). Recommendation is to adopt Bylaws.

SA-2023-014

It was Moved and Seconded,

that the Saturna Island Local Trust Committee proposed Bylaw No. 136, cited as "Saturna Island Official Community Plan Bylaw No. 70, 2000, amendment No. 1, 2022", be adopted.

CARRIED

SA-2023-015

It was Moved and Seconded,

that the Saturna Island Local Trust Committee proposed Bylaw No. 137, cited as "Saturna island Land Use Bylaw No. 119, 2018, Amendment No. 1, 2022", be adopted.

CARRIED

Congratulations and appreciation expressed to Planner Smith and all staff who worked on this project.

14. LOCAL TRUST COMMITTEE PROJECTS

15. REPORTS

15.1 Work Program Reports

15.1.1 Active Projects Report Dated May 2023 – received for information

15.1.2 Future Projects Report Dated May 2023 – received for information

15.2 Applications Report Dated May 2023 – received for information

15.3 Trustee and Local Expense Report Dated March 2023 – received for information

15.4 Adopted Policies and Standing Resolutions – received for information

15.5 Local Trust Committee Webpage – to be updated at conclusion of meeting

15.6 Islands Trust Conservancy Report Dated Feb 2023 – received for information

16. NEW BUSINESS

16.1 Draft Annual Report Wording

SA-2023-016

It was Moved and Seconded

that the Saturna Island Local Trust Committee approves the format and outline of contents for the 2022/23 Annual Report.

CARRIED

16.2 Saturna Island LTC Freedom of Information and Protection of Privacy Bylaw No. 139

Discussion

- Review and update
- Housekeeping issue
- Question of role of LTC Secretary and Secretary of the Executive Committee
- Staff not aware of any concerns/issues
- To examine role of Secretary IT and designation of role Secretary of SILTC

SA-2023-017

It was Moved and Seconded,

that the Saturna Island Local Trust Committee Bylaw No. 139, cited as “Saturna Island Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 139, 2023”, be read a first time.

CARRIED

16.3 New Fee Bylaw

Discussion

- Discuss further till Corporate Planning Process at next stage – mechanism to address financial factors
- Fee Bylaw has been adopted by all except for North Pender and Saturna
- Looking to be consistent across IT area
- First presented October 2021
- Need for more information to strike a balance – better understanding
- Defer to October 2023

Staff added development of fees table has been a lengthy process and that fees proposed still only represent a portion of true costs. Tax payer dollars are being used to subsidize an individual doing site development.

SA-2023-018

It was Moved and Seconded,

that the adoption of the New Fee Bylaw by Saturna Island Local Trust Committee be deferred to October 19, 2023 meeting.

CARRIED

16.4 Property owner request re: ALR inclusion/exclusion application on Narvaez Bay Road

Planner Smith informed the LTC that this type of application must be made by a Local Government or First Nations Council. This is a land owner and there is no fee for this type of application. Would request a resolution from LTC regarding cost recovery.

Trustees noted comprehensive and thorough staff memo.

SA-2023-019

It was Moved and Seconded,

that the Saturna Island Local Trust Committee direct staff to submit an Agricultural Land Reserve exclusion application of behalf of the property owner for the subject properties located on Narvaez Bay Road with the PID numbers of 004-521-889 (exclusion property) and 015-692-205 (inclusion property) and to collect the \$750.00 application fee from the property owner prior to submission of the application.

CARRIED

SA-2023-020

It was Moved and Seconded,

that the Saturna Island Local Trust Committee requires that the property owner, through hired consultants, provide all technical support required by staff in respect of the submission of an Agricultural Land Reserve exclusion application for the subject properties located on Narvaez Bay Road with the PID numbers 004-521-889 (exclusion property) and 015-692-205 (inclusion property) and to enter into a cost recovery agreement with the Islands Trust for all costs associated with the application.

CARRIED

16.5 Trees East Point Road

Discussion

- Years of preservation and protection
- Email circulated detailing history of road and development
- Agreement in the 1990's with IT and MoTI
- MoTI in agreement certain processes not followed
- Questioned use of geotechnician or Landscape Architect to improve "stumps"
- What are the requirements to maintain road
- Extensive letter writing – community very stressed and concerned
- Inclusion of MLA Olsen on issue
- Site very important to island
- Mistakes made – how to prevent in future

- Designation of road as iconic – significant corridor – heritage road – special management area
 - Question Special Project of LTC: to take responsibility to co-ordinate efforts moving forward
 - Staff noted no obvious mechanism: if within Right-of-Way then Hydro's responsibility
 - MoTI knows of ongoing concern – feels surprised by what occurred along road
 - Question MoTI regarding road classification
 - Meeting with MoTI to consider what can be done
 - MoTI removed 50 old trees with no geotechnical report - erosion continues
 - Question concerning remediation
 - Need for a mechanism to allow community consultation
 - MoTI expecting vegetation growth to cover stumps
1. Letter to MoTI – Project Manager: geotechnical report now
 2. Create Minor Project: co-ordination and communication processes be developed
 3. Motion to Executive Committee: create a Task Force

SA-2023-021

It was Moved and Seconded,

that the Saturna Island Local Trust Committee request the Islands Trust Executive Committee to revitalize the 1997 agreement with Ministry of Transportation and Infrastructure and re-establish the Task Force described in that agreement.

CARRIED

16.6 Free Store – at Recycling

Discussion

- Fire damage repairs had started
- CRD stop work order as no permit for repairs
- Building Permit applied for and while CRD supports what's being done is requesting IT to review application
- MoTI owns land – leased to CRD on behalf of Saturna Island Recycling
- Connect with Planner – fast track

CRD Director Brent – is centre on MoTI Right-of-Way? All agencies working together to move forward

16.7 Funding Indigenous Project

SA-2023-022

It was Moved and Seconded,

that the Saturna Island Local Trust Committee request Islands Trust Executive Committee to pay the costs for Wetlands Book Launch Event in support of local community to First Nations Reconciliation as outlined in previous correspondence.

CARRIED

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for July 20, 2023 at the Saturna Recreation and Cultural Centre, Saturna Island

Staff recommended public hearing be scheduled for July 20, 2023 and application could go to Executive Committee meeting in August.

18. TOWN HALL

Speaker: regarding trees – infrastructure funding may be available through Climate Change projects – questioned if any CRD funding is available

19. CLOSED MEETING - None

20. ADJOURNMENT

By general consent, the meeting was adjourned at 1:45 p.m.

David Maude, Chair

Certified Correct:

Pat Todd, Recorder