



Islands Trust

ADOPTED

Saturna Island Local Trust Committee

Minutes of Regular Meeting

Date: July 27, 2023
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

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

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

Others Present: Paul Brent, Capital Regional District (CRD) Electoral Area Director for the Southern Gulf Islands
There were approximately six (6) members of the public present.

1. CALL TO ORDER

Chair Maude called the meeting to order at 11:30 am. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

Director Brent, Capital Regional District (CRD) spoke of the passing of Pat Carney. She was a long-time resident of Saturna Island, powerful, a larger than life person and will be missed by the community.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TRUSTEE REPORT

Trustee Boland reported that:

- She attended the Trust Council meeting held recently on Gabriola Island. The days were long and the meetings went well
- The Regional Planning Committee meeting was today and there was a subgroup working on a housing plan
- The Trustees received a response from Ministry of Transportation and Infrastructure (MoTI). They plan to meet with MOTI on island to visit areas with issues and develop a work plan.

Trustee Middleton reported that:

- Spoke to the Governance Report project underway by Trust Council
- City West is exploring fiber optic feed options. Could be in place within 2 years and would provide high speed internet connectivity on Saturna.

4. CHAIR'S REPORT

Chair Maude reported that:

- Trust Council was very cohesive and debates were civilized
- Governance Committee has been doing excellent work. Hoping to meet with the Minister in October. Trust Council is endorsing the review process.
- The next draft of Trust Policy Statement is expected in January 2024

5. ELECTORAL AREA DIRECTOR'S REPORT

Director Brent reported that:

- City West is keen on providing fiber optic connection. The cost would be \$2.5 million to bring to island
- 90% of costs would need to be covered and CRD would be responsible for remaining 10%. An option to fund this would be to increase taxes. Rural Economic Development Program may provide some funding
- Housing is a global issue impacting on economic health. Looking to allow trailers and recreational vehicles, with septic and safety reviews as a non-compliant housing option
- While there has been increased funding allocated for housing solutions none has been directed to rural areas

6. TOWN HALL AND QUESTIONS

- A member of the public raised a question to the CRD Director about having any sway over building inspections
 - Director Brent responded that he did not have any direction over inspections. His focus is on housing needs. Residents having issues with inspections may forward them to him and he will try to address them
- Chair Maude asked Director Brent about consideration of Siting and Use Permits
 - Director Brent replied that the letter was received and is being discussed at CRD.
- A member of the public expressed support of proposed Bylaw 138, as they felt it was appropriate and they believed it would have either no impact or a positive impact on the island
- Another member of the public offered their support for the application
- Another speaker added that the Official Community Plan (OCP) cites 800 densities; maximum available is 720; no where near threshold
- Another speaker was in support of proposed Bylaw 138

7. COMMUNITY INFORMATION MEETING

7.1 SA-RZ-2023.1 (Gaines) - Proposed Bylaw No. 138

Island Planner Smith reviewed the application. The proposed Bylaw is to rezone the waterfront portion of the subject parcel to rural general to allow for the creation of two waterfront zoned lots through subdivision

- A member of the public asked if there was an error in how the zoning was done initially.
- The applicant replied that the problem was with statements in the OCP that allow for the transfer of density, but did not apply to rural residential lots.
- A speaker shared that they are in favour of the Bylaw

8. PUBLIC HEARING

8.1 SA-RZ-2023.1 (Gaines) - Proposed Bylaw No. 138

8.1.1 Recess for Public Hearing

Saturna Local Trust Committee meeting closed at 11:55 a.m.

8.1.2 Recall to Order

Saturna Island Local Trust Committee meeting recalled at 12:03 pm.

Public Hearing Record under separate cover.

9. MINUTES

9.1 Saturna Island Local Trust Committee Meeting Minutes Dated May 25, 2023

The following amendments to the minutes were presented for consideration:

- Trustee Boland noted that the 7th bullet on Page 7 should read “MoTI removed 50 old trees with no geotechnical report.

By general consent the Saturna Island Local Trust Committee meeting minutes of May 25, 2023 were adopted as amended.

9.2 Section 26 Resolutions-without-meeting Report Dated July 2023

Received for information.

10. BUSINESS ARISING FROM THE MINUTES

10.1 Follow-up Action List Dated July 2023

Two items to be completed:

- Regarding Protocol Agreement with MoTI and Islands Trust. The Committee will speak with the Minister about the opportunity to revitalize and open conversation regarding roads. Working towards implementing a task force to meet regularly to consult on roads.
- Expenses for the Wetlands Book Launch. The trustees discussed how this took up significant staff time for a \$425.00 expenditure. LTC in support of fiscal policy to withdraw request for reimbursement of this expense. Total cost of \$850.00 were paid personally by Trustee Middleton and Director Brent

11. DELEGATIONS – none

12. CORRESPONDENCE – none

13. APPLICATIONS AND REFERRALS

13.1 SA-RZ-2023.1 (Gaines)

Island Planner Smith spoke in favour of the Bylaw and added that there had been significant support voiced at the Public Hearing and Town Hall portions of the meeting. If given 2nd/3rd reading today, could be on agenda for Trust Council Aug. 23 meeting for approval. Next step would be to bring back to LTC for adoption.

Appreciation was expressed to Mr. Gaines and Planner Smith.

SA-2023-023

It was Moved and Seconded,

that 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 second time.

CARRIED

SA-2023-024

It was Moved and Seconded,

that 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 third time.

CARRIED

SA-2023-025

It was Moved and Seconded,

that Saturna Island Local Trust Committee proposed Bylaw No. 138 be forwarded to the Secretary of the Islands Trust for Executive approval.

CARRIED

SA-2023-026

It was Moved and Seconded,

that should the Executive Committee approve the proposed Bylaw, Saturna Island Local Trust Committee direct staff to prepare a Resolution-without-Meeting for adoption of Bylaw 138.

CARRIED

13.2 SA-RZ-2023.2 (Thachuk)

Island Planner Smith reviewed the application. The application is a site specific zoning amendment to increase density by one. There are two options for the LTC to consider: One option would be to divide into 2 lots of approximately to meet the minimum .81ha. Or amend the OCP to reduce minimum lot size. One portion of the lot is within the Agricultural Land Reserve (ALR)

Discussion

- Creating smaller lots with smaller footprints
- No intention to increase number of structures
- If subdivided, 1 residence could be enlarged based on 20% lot coverage
- The applicant expressed a preference for making a site-specific amendment to the OCP
- Island Planner Smith outlined impact on subdivision – requires MOTI and ALC involvement
- Minimal adjustment

SA-2023-027

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to proceed with SA-RZ-2023.2(Thachuk) and prepare draft bylaws amending the Land Use Bylaw and the Official Community Plan.

CARRIED

SA-2023-028

It was Moved and Seconded,

that Saturna Island Local Committee direct the Applicant to submit an additional \$1,100 for an Official Community Plan amendment for application SA-RZ-2023-.2 (Thachuk)

CARRIED

Applicant: no intention to increase number of structures.

Appreciation was expressed for working together of staff and applicant.

14. LOCAL TRUST COMMITTEE PROJECTS

15. REPORTS

15.1 Work Program Reports

15.1.1 Active Projects Report Dated July 2023 – received for information

15.1.2 Future Projects Report Dated July 2023 – received for information

15.2 Applications Report Dated July 2023 – received for information

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

15.4 Adopted Policies and Standing Resolutions - received for information

15.5 Local Trust Committee Webpage – information will be updated

15.6 Islands Trust Conservancy Report – none

16. NEW BUSINESS – none

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for October 19, 2023 at the Saturna Recreation and Cultural Centre, Saturna Island

18. TOWN HALL

Mr. Gaines notified staff of a mistake in the rezoning application notification. The map shows a lot boundary that is no longer in use, and Mr. Gaines requested it be corrected. Island Planner Smith requested he email summary of alteration required.

19. CLOSED MEETING – none

20. ADJOURNMENT

By general consent the meeting was adjourned at 12:54 pm.

David Maude, Chair

Certified Correct:

Pat Todd, Recorder