

Saturna Island Local Trust Committee

Minutes of Regular Meeting

Date: February 15, 2024
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 (electronic)

Staff Present: Brad Smith, Island Planner
Carly Bilney, Recorder (electronic)

Others Present: Paul Brent, Capital Regional District Electoral Area Director for the Southern Gulf Islands

There were approximately eight (8) members of the public present.

1. CALL TO ORDER

Chair Maude called the meeting to order at 11:36 a.m. He acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. TRUSTEE REPORT

Trustee Boland made the following comments:

- The budget process is unfolding in a well structured and well managed way
- There is an initiative within the Islands Trust to achieve more coherent and regular corporate planning, which may lead to better discussions about the budget in the future
- The Islands Trust Chief Administrative Officer announced his upcoming retirement at the end of June and a hiring committee is seeking a replacement
- Saturna Island Local Trust Committee received a number of applications for the special Advisory Planning Commission to address roadway infrastructure issues

Trustee Middleton's report included an update on Judith Myers' property and a description of the updated interpretation of the Trust Mandate as a good start to balancing human and environmental factors.

4. CHAIR'S REPORT

Chair Maude commented on how issues related to the interpretation of the Trust Mandate have recently been at the forefront and noted a recent editorial in Driftwood Magazine.

5. ELECTORAL AREA DIRECTOR'S REPORT

Paul Brent, Capital Regional District Electoral Area Director for the Southern Gulf Islands, made the following comments:

- Focus has been on housing and a Rural Housing Program has recently been endorsed by the Capital Regional District Board
- The Capital Regional District has some external funding from the Southern Gulf Islands Tourism Partnership
- The Capital Regional District has been very successful at getting matching funds, and is hoping to do so to provide housing options

6. TOWN HALL AND QUESTIONS

Town hall was held and no comments were made.

7. COMMUNITY INFORMATION MEETING – None

8. PUBLIC HEARING – None

9. MINUTES

9.1 Local Trust Committee Minutes Dated October 19, 2023 (for Adoption)

By general consent the Saturna Island Local Trust Committee meeting minutes of October 19, 2023 were adopted.

9.2 Local Trust Committee Public Hearing Record Dated October 19, 2023 (for Receipt)

Received for information.

9.3 Section 26 Resolutions-without-meeting Report Dated Feb 2024

Received for information.

10. BUSINESS ARISING FROM THE MINUTES

10.1 Follow-up Action List Dated Feb 2024

Received for information.

11. DELEGATIONS - None

12. CORRESPONDENCE - None

Correspondence received concerning current applications or projects is posted to the LTC webpage

12.1 Islands Trust Council Chair re Rescind name on Tumbo Island

Received for information.

12.2 Saturna Island Residents and Ratepayers Association re Bylaw Amendments

Robert Alloway, Chair of the Saturna Island Residents & Ratepayers Associations, commented on the requested amendments to Saturna Island Land Use Bylaw 119 as included in the agenda.

Discussion was held and the following comments were made:

- A multifamily residential model would be subject to market forces
- There is hope that the Islands Trust and Capital Regional District can jointly apply to the Canada Mortgage and Housing Corporation's Housing Accelerator Fund
- The Local Trust Committee has the ability to rezone a parcel of land to affordable or community housing that would be bound by a housing agreement
- Low-cost, subsidized housing would be very beneficial to the community

13. APPLICATIONS AND REFERRALS

13.1 North Pender Island Local Trust Committee Referral for Draft Bylaw No. 234 (for Response)

SA-2024-001

It was Moved and Seconded,

that Saturna Island Local Trust Committee interests are unaffected by the North Pender Island Local Trust Committee Draft Bylaw No. 234.

CARRIED

13.2 SA-RZ-2023.2 (Thachuk) - Staff Report

Island Planner Smith reviewed the Staff Report related to SA-RZ-2023.2 (Thachuk). Comments were made that a special electronic meeting could be scheduled for the week of April 1.

SA-2024-002

It was Moved and Seconded,

that Saturna Island Local Trust Committee Bylaw No. 140, cited as "Saturna Island Official Community Plan Bylaw No. 70, 2000, Amendment No. 1, 2023" be read a second time.

CARRIED

SA-2024-003

It was Moved and Seconded,

that Saturna Island Local Trust Committee Bylaw No. 141, cited as “Saturna Island Land Use Bylaw No. 119, 2018, Amendment No. 2, 2023” be read a second time.

CARRIED

SA-2024-004

It was Moved and Seconded,

that Saturna Island Local Trust Committee directs staff to schedule a public hearing on application SA-RZ-2023.2 (Thachuk), to be held electronically via a special meeting.

CARRIED

SA-2024-005

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to schedule a community information meeting on application SA-RZ-2023.2 (Thachuk) to be held concurrently with a public hearing.

CARRIED

13.3 SA-ALR-2023.1 (Hall) - Staff Report

Island Planner Smith reviewed the Staff Report related to SA-ALR-2023.1 (Hall). Discussion ensued and the following comments were made:

- The Agricultural Land Reserve process is new and the Local Trust Committee is unfamiliar with it; the process has taken a long time and no one has a clear view of the risks and costs involved
- The Local Trust Committee must make the exclusion application and the landowner must make the inclusion application; they are considered separately, but concurrently
- The Local Trust Committee needs more advice from higher levels of government
- As soon as possible the Trustees should discuss the process with Islands Trust and Agricultural Land Commission staff – those who have experience and knowledge
- Forestry practices did significant damage to the property
- The applicant is not willing to entertain a site visit for concerned First Nations

It was moved that the Saturna Island Local Trust Committee directs that staff submit application SA-ALR-2023.1 (Hall) to the Agricultural Land Commission for consideration of the proposed 12-hectare land exclusion. Discussion on the motion ensued and the following comments were made:

- The Local Trust Committee is concerned with Reconciliation, but there is a question as to whether this is the vehicle through which it might build a positive relationship with Lyackson First Nation

- This application is changing lines on the map for local planning purposes
- The Local Trust Committee might wish to communicate with Lyackson First Nation its wish to increase dialogue and explain that it is constrained by a lack of understanding of Agricultural Land Commission policy

SA-2024-006

It was Moved and Seconded,

that Saturna Island Local Trust Committee directs that staff submit application SA-ALR-2023.1 (Hall) to the Agricultural Land Commission for consideration of the proposed 12-hectare land exclusion.

CARRIED

SA-2024-007

It was Moved and Seconded,

that further, Saturna Island Local Trust Committee write to Lyackson First Nation explaining a desire to engage in meaningful Reconciliation and be clear and open about the process in which the Local Trust Committee is in the middle of, and explain the commitment to continued communication.

CARRIED

A break was held between 1:15 – 1:20 p.m.

14. LOCAL TRUST COMMITTEE PROJECTS

14.1 Saturna Island Local Trust Committee Draft Fees Bylaw No. 142 – Staff Report

Island Planner Smith briefly reviewed the Staff Report on the Draft Fees Bylaw No. 142.

SA-2024-008

It was Moved and Seconded,

that Saturna Island Local Trust Committee Bylaw No. 142, cited as “Saturna Island Local Trust Committee Fees Bylaw, 2023”, be given First Reading.

CARRIED

SA-2024-009

It was Moved and Seconded,

that Saturna Island Local Trust Committee Bylaw No. 142, cited as “Saturna Island Local Trust Committee Fees Bylaw, 2023”, be given Second Reading.

CARRIED

SA-2024-010

It was Moved and Seconded,

that Saturna Island Local Trust Committee Bylaw No. 142, cited as “Saturna Island Local Trust Committee Fees Bylaw, 2023”, be given Third Reading.

CARRIED

SA-2024-011

It was Moved and Seconded,

that Saturna Island Local Trust Committee Bylaw No. 142, cited as “Saturna Island Local Trust Committee Fees Bylaw, 2023”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Comments were made that this is the culmination of longstanding deferred business over a number of years.

15. REPORTS

15.1 Work Program Reports

15.1.1 Active Projects Report Dated Feb 2024

Received for information.

15.1.2 Future Projects Report Dated Feb 2024

Received for information. Discussion was held about various projects contained with the Work Program Reports, and comments were made about the need to refine the list and examine items that may have synergy.

SA-2024-012

It was Moved and Seconded,

that Saturna Island Local Trust Committee request that staff remove Item 2 – Review of split zoning regulations in Land Use Bylaw – and replace it with Shoreline Policy Review.

CARRIED

SA-2024-013

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to gather the Project Charter for a new Minor Project including a review of Schedule C, a review of Schedule E, and a review of multi-family development zoning.

CARRIED

SA-2024-014

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to amend the standing resolution 2023-008, 16.5 bylaw notification requirements on Saturna as follows: Replace any reference to 24-hours notification with two weeks prior notification.

CARRIED

15.2 Applications Report Dated Feb 2024

Received for information.

15.3 Trustee and Local Expense Report Dated Dec 2023

Received for information.

15.4 Adopted Policies and Standing Resolutions

Received for information.

15.5 Local Trust Committee Webpage

15.6 Islands Trust Conservancy Report – None

16. NEW BUSINESS

16.1 Housing Statute Changes to British Columbia Legislation – Staff Memo

Received for information. Comments were made about the suggestion that public hearings would no longer be necessary in rezoning applications that are consistent with the Official Community Plan.

16.2 Trustee Boland re Request to revise Saturna Island Schedule E – Secondary Suites – Land Use Bylaw No. 119

This topic was discussed previously under item 12.2.

16.3 Southern Resident Killer Whale Management Measures Review – Staff Memo

Island Planner Smith reviewed the Staff Memo regarding the Southern Resident Killer Whale Management Measures Review as included in the agenda. Brief discussion ensued.

SA-2024-015

It was Moved and Seconded,

that Saturna Island Local Trust Committee fully supports the implementation of the following measures for the recovery of Southern Resident Killer Whales in the waters of the Saturna Island Local Trust Area:

- a) that commercial whale watching boats be regulated and or licensed to mirror the regulatory regime established in the adjacent waters of Washington State
- b) the continuation of annual interim measures by the Government of Canada including recreational and commercial salmon fishing closures, interim sanctuary and speed restricted zones, and avoidance requirements whereby vessels are prohibited from approaching any killer whale at a distance of less than 400-metres, or impeding the path of an individual or group
- c) efforts by the Government of Canada to develop longer-term and permanent measures, and integrate the annual interim measures into existing management processes; and,
- d) large commercial vessel speed reduction initiatives as part of the Southern Resident Killer Whale 2019 conservation agreement signed between Canada and shipping industry stakeholders

CARRIED

SA-2024-016

It was Moved and Seconded,

that Saturna Island Local Trust Committee directs staff to send a letter to the Government of Canada in support of the 2024/2025 proposed management measures for Southern Resident Killer Whale recovery and that includes the wording of standing resolution as above.

CARRIED

SA-2024-017

It was Moved and Seconded,

that Saturna Island Local Trust Committee directs staff to remove standing resolutions 2019-047, 2020-005, and 2020-006 from the standing resolutions table.

CARRIED

17. UPCOMING MEETINGS

17.1 Consider moving May 16, 2024 meeting to May 23, 2024 at the Saturna Recreation and Cultural Centre

SA-2024-018

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to move the meeting scheduled for May 16, 2024 to May 23, 2024 at the Saturna Recreation and Cultural Centre.

CARRIED

18. TOWN HALL

Town hall was held and the following comments were made:

- Concern was expressed about the impact that an increased number of secondary suites may have on groundwater supply
- Concern was expressed about the implications of not having a public hearing on rezoning applications that comply with the Official Community Plan
- The provincial government does not comprehend the limited resources local governments have to engage in consultation with First Nations
- The Islands Trust, the applicant, and First Nations are learning together about the new Agricultural Land Reserve process, and conciliatory relationships are needed to move the Hall application (SA-ALR-2023.1) forward
- Local governments can enter into joint servicing agreements with First Nations
- The applicant for SA-ALR-2023.1 (Hall) is requesting that the Local Trust Committee apply for exclusion from the Agricultural Land Reserve on his behalf; the Local Trust Committee, as the applicant, has an obligation to consult with First Nations

19. CLOSED MEETING (Distributed Under Separate Cover)

19.1 Motion to Close the Meeting

SA-2024-019

It was Moved and Seconded,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s. 90(1)(a)(i) for the purpose of considering:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality

AND that the recorder and staff attend the meeting.

CARRIED

19.2 Recall to Order

19.3 Rise and Report

The Local Trust Committee deferred appointment to the Board of Variance to a future date.

20. ADJOURNMENT

By general consent the meeting was adjourned at 2:38 p.m.

David Maude, Chair

Certified Correct:

Carly Bilney, Recorder