

Saturna Island Local Trust Committee

Minutes of Regular Meeting

Date: May 23, 2024

Location: Saturna Island Community Hall
105 East Point Road, Saturna Island, BC

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

Staff Present: Robert Kojima, Regional Planning Manager
Brad Smith, Island Planner
Carly Bilney, Recorder (electronic)

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

There were approximately twelve (12) members of the public present.

1. CALL TO ORDER

Chair Maude called the meeting to order at 11:33 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 noted there is a new draft of the Trust Policy Statement available, and Trust Council will have a first opportunity to look at the new draft in an upcoming Committee of the Whole; she encouraged everyone to participate. She also noted that Member of Legislative Assembly, Adam Olsen, has been invited to speak at Trust Council on June 18, 2024.

Trustee Middleton described progress on conservation projects including Judy Myers' land that is being donated to the Nature Trust of British Columbia and a property owner who is potentially seeking protection of the wetland in East Point peninsula.

4. CHAIR'S REPORT

Chair Maude made the following comments in his report:

- A positive meeting was held with the Ministry of Transportation and Infrastructure which has been working more closely with the Islands Trust to communicate with communities
- This summer the island will be getting new yellow road lines
- The best way to give feedback on the updated draft Policy Statement is via <https://islandstrust.bc.ca/programs/islands-2050/>

5. ELECTORAL AREA DIRECTOR'S REPORT

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

- A meeting was recently held between the Ministry of Transportation and Infrastructure, the Islands Trust, and the Capital Regional District
- Complaints received about various issues
- Slow progress has been achieved on housing and the fibre optic initiative
- Issues with mooring buoys have arisen

Discussion ensued about mooring buoys, and the following comments were made:

- Perhaps a moratorium on new mooring buoys would be a solution
- Saturna Island does not allow mooring buoys in open waters
- The issue of mooring buoys is greater in places like Ganges Harbour than near Saturna
- Putting in a mooring buoy requires compliance with federal regulations

In response to a question, Director Brent noted that there are challenges with physically connecting broadband. Discussion ensued about the extra costs associated with connections for properties with long driveways.

6. TOWN HALL AND QUESTIONS

Town hall was held and the following comments were made:

- Concern was expressed about the protection of waterways that travel across private property that are not provincially designated waterways
- The Province establishes whether a stream is designated which would trigger the process for protecting riparian areas; if not designated by the Province, then local governments have the ability to do so
- Concern was expressed about the protection of historical artifacts (e.g. kilns) on private land
- Historical artifacts that predate 1846 are protected under the provincial *Heritage Protection Act*
- A request was made to have a comparison drawn of the existing draft Policy Statement and the new proposed draft

7. COMMUNITY INFORMATION MEETING – None

8. PUBLIC HEARING – None

9. MINUTES

9.1 Local Trust Committee Minutes Dated March 26, 2024 (for Adoption)

By general consent the Saturna Island Local Trust Committee meeting minutes of March 26, 2024 were adopted.

9.2 Local Trust Committee Public Hearing Record Dated March 26, 2024 (for Receipt)

Received for information.

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

Received for information.

10. BUSINESS ARISING FROM THE MINUTES

10.1 Follow-up Action List Dated May 2024

Received for information.

11. DELEGATIONS

11.1 Saturna Island Residents and Ratepayers Association - Proposal to update two Bylaws (10 min presentation)

Robert Alloway, representing the Saturna Island Residents & Ratepayers Association, outlined a proposal to make the following changes to Saturna Island Bylaws:

- 1) To allow secondary suites in all areas of Saturna Island provided they have the same water catchment systems that are currently required for properties located in the East Point Water Management Area, and
- 2) To remove the clause in the Land Use Bylaw that restricts multiple family residential zoning to that which provides “affordable, senior or special need housing”.

Comments were made about how Saturna has an aging population and it is difficult to find housing for service providers. Discussion ensued. Some members of the public expressed support for the proposal; one community member suggested more discussion be held within the community before moving forward and expressed concern the proposed changes may negatively impact the water supply.

It was noted that discussion of these proposals will be included as part of the Local Trust Committee’s Minor Project that includes a review of Schedule C, a review of Schedule E, and a review of multi-family development zoning.

12. CORRESPONDENCE

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

13. APPLICATIONS AND REFERRALS

13.1 SA-RZ-2023.2 (Thachuk) - Proposed Bylaws 140 and 141 – Post Public Hearing Staff Report

Island Planner Smith reviewed the Staff Report regarding SA-RZ-2023.2 (Thachuk).

SA-2024-022

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 amended to restrict the floor area of the residence located at 100 Payne Road to a maximum of 92.9 m².

Discussion on the motion arose and comments were made that Trustees must take care not to create precedent through spot zoning.

CARRIED

SA-2024-023

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 third time.

CARRIED

SA-2024-024

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 third time, as amended.

CARRIED

SA-2024-025

It was Moved and Seconded,

that Saturna Island Local Trust Committee proposed Bylaw No. 140 and No. 141 be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

SA-2024-026

It was Moved and Seconded,

that Saturna Island Local Trust Committee proposed Bylaw No. 140 be forwarded to the Ministry of Municipal Affairs for Ministerial approval after Executive Committee approval.

CARRIED

13.2 Mayne Island Local Trust Committee Referral for Draft Bylaw No. 193 (for Response)

SA-2024-027

It was Moved and Seconded,

that Saturna Island Local Trust Committee interests are unaffected by the Mayne Island Local Trust Committee Draft Bylaw No. 193.

CARRIED

13.3 SA-ALR-2023.1 (Hall) - Submission Update

Island Planner Smith provided an update on SA-ALR-2023.1 (Hall) and noted the applications have been submitted to the Agricultural Land Commission.

14. LOCAL TRUST COMMITTEE PROJECTS

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

Discussion was held about the proposed Fees Bylaw and potential alternatives to reduce costs for newspaper advertising. Comments were made that Saturna Island Trustees wanted to align fees with that of the rest of the Trust Area for administrative purposes.

SA-2024-028

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 adopted.

CARRIED

14.2 Minor Housing Amendments Review Project – Staff Report

Island Planner Smith reviewed the Staff Report regarding the Minor Housing Amendments Review Project. Discussion was held about how proposed changes in particular with the Multi-family Residential zoning may or may not conflict with policies in the Official Community Plan. Comments were made about how initiating the project review would allow for analysis and community consultation so the Local Trust Committee will then have a better idea of what changes might be made to zoning and whether or not they may trigger amendments to the Official Community Plan.

SA-2024-029

It was Moved and Seconded,

that Saturna Island Local Trust Committee endorse the attached project charter for the Minor Housing Amendments Review Project.

CARRIED

SA-2024-030

It was Moved and Seconded,

that Saturna Island Local Trust Committee direct staff to schedule a community information meeting for the Minor Housing Amendments Review Project at the July 18, 2024 LTC meeting.

CARRIED

Members of the public were encouraged to view the Islands Trust Housing Options Toolkit available online at <https://islandstrust.bc.ca/document/housing-options-toolkit-tools-1-10/>

15. REPORTS

15.1 Work Program Reports

15.1.1 Active Projects Report Dated May 2024

Received for information.

15.1.2 Future Projects Report Dated May 2024

Received for information.

Comments were made that the only remaining item on the Future Projects Report is the Groundwater Sustainability Project. Discussion was held about whether Shoreline Policy Review should be added to the Future Projects list. The following comments were made:

- The shoreline policy that is currently being used in the Saturna Island Land Use Bylaw is vague, and was inherited by the Capital Regional District in 1974
- Review of the shoreline policy should not become a huge project and not necessarily be up to the Saturna Island Local Trust Committee to address on its own
- It is important to respect staff time that should be focused on the current conservation applications
- The top priorities of the Regional Planning Committee are housing action plans, freshwater strategy, and bylaw enforcement; shoreline policy is a potential project
- Trustees agreed to update the Future Projects list to add Shoreline Policy Review as an item of interest

A member of the public urged Trustees to facilitate the use of rainwater catchment as a valid means of providing potable water. Discussion was held about Standing Resolution 2021-007: *That the Saturna LTC endorses the use of potable rain water catchment systems as proof of adequate potable water for residential subdivision, subject to the withholding of temporary or final occupancy permits until such catchment systems are in place.*

Comments were made about how a standing resolution is advocacy from the Local Trust Committee to the provincial approving officer to allow something to occur; the Local Trust Committee could choose to add water standards to subdivision regulations so that the approving officer would instead apply those regulations rather than establishing its own standard in the absence of regulations; an approving officer is under obligation to consider bylaws.

Comments were made that further discussion of this topic could be part of the housing review in which the Local Trust Committee could establish bylaw conditions.

15.2 Applications Report Dated May 2024

Received for information.

15.3 Trustee and Local Expense Report Dated March 2024

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 Dated April 2024

Received for information.

16. NEW BUSINESS

16.1 2023/24 Annual Report – Request for Decision

Discussion was held about whether the proposed text should be amended to note that more than 50 percent of the Saturna Island Local Trust Area is protected.

Trustees agreed to amend the text to say “Over fifty percent of the Saturna Island Local Trust Area is protected...” and to add Samuel Island to the list of associated islands in the Saturna Island Local Trust Area.

SA-2024-031

It was Moved and Seconded,

that Saturna Island Local Trust Committee approves the attached text for inclusion in the 2023/24 Annual Report for approval as amended by Trust Council and submission to the Minister of Municipal Affairs.

CARRIED

16.2 Advisory Planning Commission Referral – Discussion

Discussion was held about the need for the Advisory Planning Commission to address general difficulties with road conditions.

Comments were made that the Islands Trust should work with Owen Page, Area Manager for Saturna Island with the Ministry of Transportation and Infrastructure, to outline a scope of work and to create a communication schedule.

Trustee Boland commented that the Ministry of Transportation and Infrastructure has agreed to a pre-budget meeting with Trustees each year in February. She invited community members to email her with comments to be shared with the Advisory Planning Commission.

17. UPCOMING MEETINGS

17.1 Next Regular Meeting Scheduled for July 18, 2024 at the Saturna Recreation and Cultural Centre, Saturna Island

18. TOWN HALL

Town hall was held and the following comments were made:

- Trustees were thanked for efforts made to deal with issues
- Concern was expressed that building on one part of a stream may have repercussions downstream
- Rules, regulations and bureaucracy make life almost untenable on the island, and slow development of the community should not be impeded
- The biggest threat to water on the island is poorly maintained septic systems and poorly maintained drainage around agricultural practices, and we need to make sure we have carefully directed water courses

19. CLOSED MEETING (Distributed Under Separate Cover)

19.1 Motion to Close the Meeting

SA-2024-032

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) 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

Saturna Island Local Trust Committee reported that Jon Spalding has been appointed to the Board of Variance and Carly Bilney has been appointed secretary for the Advisory Planning Commission.

20. ADJOURNMENT

By general consent the meeting was adjourned at 2:47 p.m.

David Maude, Chair

Certified Correct:

Carly Bilney, Recorder